



CITY OF LEESBURG

Growth Management Plan FUTURE LAND USE ELEMENT

Ordinance #xxxx
Exhibit A
Adopted xxxxxxxx

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TABLE OF CONTENTS

FUTURE LAND USE ELEMENT	1
A. INTRODUCTION	1
B. LAND USE DATA	1
1. Land Use Definitions & Locations	1
a. Estate Residential (up to 4 units per gross acre).....	2
b. Low Density Residential (up to 8 units per gross acre).....	2
c. Medium Density Residential (up to 12 units per gross acre)	2
d. High Density Residential (up to 25 units per gross acre)	3
e. Neighborhood Mixed Use	3
f. SP Mixed Use.....	4
g. Transitional.....	4
h. Downtown Mixed-Use	4
i. General Commercial.....	4
j. Industrial.....	5
k. Industry and Technology Commerce Park (ITCP).....	5
l. Recreation.....	5
m. Institutional	6
n. Conservation.....	6
2. Historic Locations	7
3. Natural Resources	7
a. Climate	7
b. Water Bodies.....	7
c. Wetlands	8
d. Development in the Floodplain	8
e. Topography.....	8

f. Soils	8
g. Minerals.....	9
C. LAND USE ANALYSIS	9
1. Infrastructure	9
a. Transportation	10
b. Sanitary Sewer.....	10
c. Solid Waste.....	10
d. Potable Water.....	10
e. Reclaimed Water.....	11
2. Analysis of Vacant Land	11
a. Soils	11
b. Topography.....	11
c. Wildlife and Vegetation.....	11
d. Aquifer Recharge.....	12
e. Public Wellfields	12
f. Development and Redevelopment in Floodplains.....	12
g. Historic Resources	13
3. Projected Land Use Needs	13
a. Future Residential Land	13
b. Future Commercial Land Use	15
c. Future Downtown Mixed Use	15
d. Future Industrial Land Use.....	15
e. Future Recreation Land Use.....	15
f. Future Conservation	16
4. Demand for Land Related to Population Growth	16

5. Redevelopment Analysis	16
a. Blighted Areas.....	17
b. Elimination or Reduction of Inconsistent Uses	17
A. INTRODUCTION	20
B. POPULATION TRENDS 1960-2010	20
C. POPULATION PROJECTION TECHNIQUES.....	20
1. Historic City Population Calculation	21
2. Future Forecast	21
D. EVALUATION OF FORECAST	21
1. Evaluation of Forecasting Methods.....	22
2. Total Population Change	22
3. Average Annual Growth Rate	22
4. Gross Residential Density.....	23
F. UTILITY SERVICE AREA PROJECTIONS	23
G. SEASONAL POPULATION – ESTIMATES AND PROJECTIONS	23
H. RECOMMENDED POPULATION FORECAST	24
a. Estate Residential (up to 4 units per gross acre).....	34
d. High Density Residential (up to 25 units per gross acre)	35

LIST OF TABLES

Table I- 1:	Future Land Use Table	18
Table I- 2:	Vacant Land Analysis	189

LIST OF MAPS

Map I- 1:	Future Land Use Map	2030
Map I- 2:	Existing Land Use Map	31
Map I- 3:	National Historic Landmarks	322
Map I- 4:	Intergovernmental Coordination Map	333

POPULATION PROJECTIONS AND METHODOLOGY
LIST OF TABLES

Table P-1:	City of Leesburg and Lake County Historic Population Growth.....	25
Table P-2:	Historic Population Household Estimates.....	26
Tables P-3A & B:	Utility Service Area Projections	27-28
Table P-4:	Population Projections	29

CHAPTER I
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The purpose of this Element is to anticipate, and to the extent feasible, manage how and where Leesburg will develop during the next twenty-five year planning horizon; to maximize the positive aspects of growth while minimizing the negative aspects. The Future Land Use Element designates areas that are appropriate to accommodate future growth within the 25 year planning timeframe and influences the location of land use types and the density allowable in specified areas. The Future Land Use Element, together with the other elements of the Comprehensive Plan, provides a basis for the timing of development approvals; makes provision for infrastructure and services needed to support development; protects the natural resources of the City; and, maintains the quality of life for the citizenry.

Land use designations on the Future Land Use Map (Map I-1) represent an allocation of development over the 25 year planning period. The Future Land Use Element attempts to strike a balance between private and public property rights and the property rights of adjacent property owners.

B. LAND USE DATA

The Future Land Use Element is to be based upon the collection of a series of data required by Florida Statutes. These data include existing land use categories and their geographic dispersal; natural resources; existing land uses in adjacent jurisdictions; areas of critical state concern; and, population projections. Of the five required data, only the fourth is inapplicable, i.e., there are no areas of critical state concern designated in the City.

1. Land Use Definitions & Locations

The approval or denial of new development and redevelopment must maximize the positive aspects of growth and minimize the negative impacts.

The City's land use categories have been tabulated by gross land area in Table I-1. The range and the maximum densities and intensities for each land use category are included in Table I-1.

These land use categories were developed for many functions to ensure adequate locations for all types of uses within the City. The categories are intended to be tools to protect the City's natural resources; to provide transitional uses to protect the quality of life; and, to ensure that development does not occur before infrastructure and public facilities are in place concurrently to serve the development.

The land use categories are defined below, including the types of uses that are allowed within each category. Additionally, the accompanying text defines the general location and dispersal of the existing land uses categories throughout the City. The Existing Land Use Map (Map I-2) identifies the location of the existing land uses and vacant land throughout the City.

a. Estate Residential (up to 4 units per gross acre)

This land use category is intended for residences in urbanized areas and some rural communities that have adequate infrastructure and public facilities to support the density of up to four (4) units per acre. Due to the maximum density allowed in this land use category, the typical type of units will be single-family detached housing, mobile homes and manufactured homes. Parks, churches and public schools are also permitted in the estate density residential land use category if they are designed to be compatible with the surrounding land uses. Some commercial and other non-residential uses may be permitted in the Estate Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval. Estate residential currently accounts for a significant portion of all residential development totaling approximately 1,633 +/- acres.

b. Low Density Residential (up to 8 units per gross acre)

The low density land use category is intended to encourage design and development of suitable areas for various types of residential dwellings. This land use category is generally located in densely urbanized areas. The maximum density allowed is eight (8) units per acre and requires that infrastructure and public facilities are in place to support the requested density. Some commercial and other non-residential uses may be permitted in the Low Density Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. The types of various units typically permitted within this category include single-family detached housing, manufactured homes and with special approval utilizing the Conditional Use Permit process, duplexes, triplexes, townhouses, condominiums, apartments, and mobile homes. Parks, churches and public schools are also permitted in the low density residential land use category if they are compatible with the surrounding land uses. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval. There are 2,013 +/- acres of low density residential located within the City limits.

c. Medium Density Residential (up to 12 units per gross acre)

The medium density land use category is intended to encourage design and development of suitable areas for various types of residential dwellings. This land use category is generally located in densely urbanized areas. The maximum density allowed is twelve (12) units per acre and requires that infrastructure and public facilities are in place to support the requested density. Some commercial and other

non-residential uses may be permitted in the Medium Density Residential land use category if the site has Planned Unit Development (PUD) zoning and the uses are compatible with adjacent properties. The types of various units typically permitted within this category include dense single-family attached housing, duplexes, triplexes, townhouses, rowhouses, condominiums, apartments, mobile homes and manufactured homes. Parks, churches and public schools are also permitted in the medium density residential land use category if they are compatible with the surrounding land uses and adjacent to a higher capacity roadway. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval. There are currently 36 +/- acres of medium density residential located within the City limits.

d. High Density Residential (up to 25 units per gross acre)

This land use category is intended to encourage design and development of suitable areas for various types of high density residential developments. This land use category is located in the most urbanized areas of the City that have adequate facilities in place to support the density. Permitted density in this category is eighteen to twenty-five (18-25) units per acre. Some commercial and other non-residential uses are permitted in the High Density Residential if the site has Planned Unit Development (PUD) zoning and the uses are compatible with the adjacent land uses.

The types of various units typically permitted within this category include rowhouses, duplexes, triplexes, townhouses, condominiums, apartments, mobile homes and manufactured homes. Parks, churches and public schools are also permitted in the high density residential land use category if they are compatible with the surrounding land uses and adjacent to a higher capacity roadway. This land use category also allows the transition of older residential areas to a combination of residences and restricted professional business services if the change is compatible with the surrounding neighborhood and adjacent to a higher capacity roadway. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval. There are 651 +/- acres of high density residential located within the City limits.

e. Neighborhood Mixed Use

This category allows for a mix of residential uses with neighborhood scale commercial and office development to support the primary residential land use. Maximum density allowed is 4 units per acre. Planned Unit Development (PUD) zoning is required, with a minimum of 10 acres. Permitted residential uses include single family, townhomes and multi-family. Government, civic, institutional and

recreational uses are also allowed. There are 4,857 +/- acres of neighborhood mixed use land located within the City limits.

f. SP Mixed Use

This designation is primarily provided to accommodate the Secret Promise Development of Regional Impact (DRI). The Secret Promise DRI is a mixed use development that includes a mixture of residential, commercial and office uses. Other supporting uses and infrastructure are also allowed. The maximum permitted dwelling units are 6,800, of which 2,800 are age restricted. The DRI also sets out maximum square footage for non-residential uses. There are 2,001 +/- acres of SP mixed use land located within the City limits.

g. Transitional

This land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood and adjacent to a major roadway. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining their general residential character. There are 95 +/- acres of transitional land located within the City limits.

h. Downtown Mixed-Use

The Downtown Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the historic downtown of Leesburg. This category is established to allow development patterns that are conducive to pedestrian traffic typical of a downtown shopping core. This category permits the highest commercial floor area ratios in the City, and residential development of between eighteen to twenty-five (18-25) units per gross acre. Less pervious surface is also required to encourage mass transit and public parking facilities. Downtown Mixed Use land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services, as well as a diversity of housing types and churches. The downtown mixed use land use category is only permitted within the Leesburg Central Business District. There are currently 26 +/- acres of downtown mixed use within the City Limits.

i. General Commercial

The general commercial land use category is established to encourage economic activity and local employment opportunities. General commercial land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services outside of the historic downtown district. Residential and

support uses, such as places of worship, are permitted in the General Commercial Category if the site has Planned Unit Development (PUD) zoning and it is compatible with the adjacent properties. The majority of the general commercial land use category has developed as strip commercial development along the City's major roadway corridors including US 411, US 27 and Main Street leading into the Central Business District. There are currently 1,643 +/- acres of general commercial land designate within the City Limits.

j. Industrial

The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers. The approval of industrial zoning in the Industrial land use category will depend upon the compatibility of the proposed uses with the surrounding land uses. The predominant concentrations of industrial land uses are located west of US 27 in the City. There are additional large sites located along Main Street. There are currently 1,301 +/- acres of industrial land designated within the City Limits.

k. Industry and Technology Commerce Park (ITCP)

This mixed-use land use category is intended to encourage industrial and commercial development on larger tracts and assembled parcels in areas of the city that have adequate facilities in place to support the density and intensity. Planned Unit Development (PUD) zoning is required, and the uses must be compatible with adjacent properties. The types of land uses typically permitted within this category include heavy and light industrial uses, support commercial, governmental use and limited work force housing. The maximum gross density for this category is twelve (12) dwelling units per acre. The residential and non-residential development requires central services. Non-residential uses are limited to 2.0 FAR. and 80% ISR. The mixed use option affords the opportunity to provide heavy and light industrial uses and support commercial, governmental use and work force housing in the same development. There are 1,862 +/- acres of industry & technology commerce park located within the City limits.

l. Recreation

This land use category includes park and recreation facilities owned by the City. Private parks and golf courses, as well as, recreation facilities located at area schools that are under lease to the City may also be included the Recreation land use category. Open space may be included in the Recreation land use category. Open space includes those areas deemed worthy of preservation; such as, common open spaces in private developments and significant right-of-way buffers along major roadways and drainage systems. The recreational element provides a complete inventory of sites and the facilities provided for these recreation uses. The recreation

use category includes lands committed to both active and passive recreational uses. There are currently 303 +/- acres of recreational land within the City Limits.

m. Institutional

This category includes public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, airports, hospitals, libraries, police and fire stations, and government administration buildings. Additionally, the institutional uses include not-for-profit and semi-public uses; such as, churches, institutions, group homes, cemeteries, nursing homes, hospitals, emergency shelters and other similar uses. Education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities, however, educational facilities are also allowed in several other land use categories. The two largest institutional land use concentrations are the Leesburg Municipal Airport and the sprayfields along the Ronald Reagan Turnpike. There many additional sites located surrounding the downtown. There are currently 2,217 +/- acres of institutional within the City Limits.

n. Conservation

The conservation designation is intended to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, and special vegetative communities. Included within this designation are public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of City's natural resources, areas within a public water well radius of 500 feet, within the 100-year floodplain, and other areas subject to environmental or topographic constraints. For lands designated as Conservation, residential or non-residential development shall not be allowed. Passive Recreational uses shall be allowed such as trails, boardwalks, etc. The Conservation area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. Within a development site, the exact boundary shall be determined by a qualified professional at the expense of the Developer. If during a review process, the areas are determined not to be sensitive, then limited development may be permitted.

The most predominant conservation area by far in the City is the Okahumpka Swamp in the southern part of the City. The second largest conservation area is adjacent to the western boundary of the Leesburg Municipal Airport. Additional smaller concentrations of conservation land uses are associated with wetlands along the shores of Lake Griffin and Lake Harris. There are currently 5,070 +/- acres of conservation land within the City limits.

2. Historic Locations

The first pioneer settlement in what is now called Leesburg occurred in 1843. This settlement was a 320 acre homestead owned by Thomas Robertson and his son, John Robertson. The homestead was located in the area now comprising the historic downtown section of the City from Lake Griffin to Lake Harris. In 1847, the citrus industry was introduced to the area and became the major agricultural crop until 1894 when a major freeze killed most of the citrus trees.

The first merchant, and generally recognized founder of Leesburg, was Evander M. Lee who arrived in the area in 1857. Leesburg became a trading center in 1867 as a result of the arrival of the first steamboat on the shore Lake Griffin.

In 1875, the town of Leesburg was incorporated. The town limits were Palmetto Street to the east, Ninth Street to the west, Lake Griffin on the north to Lake Harris on the south. Between 1868 and 1881, the town was the County seat of Sumter County. Two railroads extended their lines to Leesburg in 1885 which initiated a period of rapid growth that did not slow until the citrus crops failed in 1894.

3. Natural Resources

Natural features within Leesburg have had a major impact on development patterns and the shape of the City. Three significant resources, Lake Harris, Lake Griffin and the Okahumpka Swamp, have had the most dramatic impact on the City. Lake Harris is the ninth largest lake in the State and limits Leesburg's growth to the east. Lake Griffin is the fourteenth largest lake in the State and it limits Leesburg growth to the north. The Okahumpka Swamp is four miles long and traverses the southern area of the City. Since Lady Lake has purchased property all the way up to the western boundary of the City, the two lakes and the swamp have forced Leesburg into a predominantly funnel shaped pattern until 2001 when growth began to occur to the south of the swamp as a result of the Ronald Reagan Turnpike and proposed interchange.

a. Climate

The City of Leesburg enjoys a sub-tropical climate, characterized by warm, humid summers and mild, dry winters. Daily maximum temperatures average 90°F in the summer and 50°F in the winter. Temperature extremes of over 100°F or under 20°F are rare. The average annual precipitation in the City is 50 inches per year, most of which occurs during the rainy season from June through October.

b. Water Bodies

Surface water resources within Leesburg consist predominantly of the southern portion of Lake Griffin, Silver Lake, Lake Denham and the north portion of Lake Harris and Lake Denham. These dominant features are depicted on Map I-1. There are additional small water bodies scattered throughout the City.

c. Wetlands

There are wetlands scattered throughout the City of Leesburg. Most of the wetland habitat is found along the shores of Lake Harris and Lake Griffin, adjacent to the western airport boundary and in the Okahumpka Swamp. The location of wetlands throughout the City are identified on a map (Map IX-1) in the Conservation Element. As can be seen in the Map IX-2, the wetlands in the City are predominantly classified as lacustrine; which are, by definition, lake-associated and may include freshwater marshes aquatic and lake shores and is generally sparsely vegetated. However, there are also palustrine wetlands, consisting of hydric hammocks and hardwood swamps with small areas of cypress, bayhead and wet prairie, as defined in more detail in the Conservation Element.

d. Development in the Floodplain

There are 100 year flood plain areas located within Leesburg, as identified in the Conservation Element (Map IX-3). These areas are predominantly limited to the shorelines adjacent to Lake Harris, Lake Griffin, Lake Denham, and Silver Lake.

Although several state and federal agencies such as the Federal Emergency Management Agency (FEMA), the U.S. Army Corp of Engineers (USACOE), the Water Management Districts, and the Florida Fish and Wildlife Conservation Commission (FFWCC) have programs for the protection and preservation of floodplains, additional measures are necessary to ensure that floodplains are protected locally.

The City of Leesburg currently participates in, and shall continue to participate in, the National Flood Insurance Program (NFIP) administered by FEMA. The minimum rules and regulations of the NFIP, which set the standards for construction in the floodplain, have been included in the City of Leesburg's Land Development Code. As per these standards, compensatory storage is required for developments that will adversely impact the floodplain.

e. Topography

The physiographic features in the City of Leesburg consist of spectacular natural beauty with rolling hills. Leesburg is identified as part of the "Florida Alps". The lower elevations dipping down to 53 feet below sea level are found sloping down to the shoreline of Lake Harris and adjacent to the creek beds. The higher elevations are found in the northwestern portions of the City up to 192 feet above sea level.

f. Soils

The development potential of land is affected by the types of soils present. Soils that have poor load bearing features or drain poorly will be more difficult and costly to develop. Other soils may not be suitable for certain types of development and septic tanks.

Soil classifications have been determined for the City of Leesburg by the Soil Conservation Service (SCS) of the U.S. Department of Agriculture. Map IX-5 presents the soil types within the City of Leesburg. The Conservation Element presents a more detailed discussion on this subject and soil types that are suitable for development or have erosion control problems.

The dominant soils in Leesburg consist Everglades, Ocoee, Oklawaha Muck, Candler, Apopka, Eureka and Urban Land Complex soils which have their respective characteristics defined in the Conservation Element.

g. Minerals

The City's most prevalent mineral resources are peat, medium to fine sand and silt and clayey sand. There have been historic sand mining operations, but currently, there are no mining operations within the City limits.

C. LAND USE ANALYSIS

The second step in preparation of the future land use element is to perform analyses. This analysis reviews (a) the facilities and services available to serve projected growth, (b) suitability of vacant or undeveloped land for development, (c) land needs of the projected population, and (d) the need for redevelopment.

Based upon the existing land use inventory, this section focuses upon the future needs and the City's capability to absorb and distribute anticipated growth in a logical development pattern. This analysis will be the framework for the delineation of future land uses on the future land use map series, as well as the approval of future Development Orders.

A major precept of this analysis is that every piece of property in the City of Leesburg cannot be equally developable at any given point in time. The distribution of land use types and the various densities and intensities is to be based upon suitability of the land, sustainability and concurrency.

1. Infrastructure

Land use designations shall not provide a legal basis for requiring the City to provide facilities in addition to or in advance of the schedule of improvements included in the five-year Capital Improvements Program or those improvements specified in the city-prepared 10-Year Water Supply Facilities Work Plan. If a property owner or developer proposes development which requires facilities that are not included in, or requires facilities in advance of the schedule of improvements in, the five-year Capital Improvement Program or 10-Year Water Supply Facilities Work Plan, the property owner or developer shall be responsible for the provision of adequate facilities or demonstrate that adequate facilities will be provided concurrent with the impacts of the development.

The following sections provide a brief summary of the demand and supply of infrastructure facilities and services as they relate to future development.

a. Transportation

By far the most expensive public investment, the construction of roads is the foremost improvement necessary to allow development. Without access, property is not developable. As stated in the Transportation Element, roadway and, if feasible, mass transit improvements need to be scheduled in a timely manner. However, the relationship between property and the adjacent roadway have to be considered.

In the Transportation Element, Map II-1 illustrates the existing roadways by functional classifications.

b. Sanitary Sewer

The City of Leesburg currently owns, operates and maintains a central sanitary sewer system, which consists of two wastewater treatment plants, 161 lift stations, 81 miles of sewer force mains, and 169 miles of gravity sewer lines. Gravity sewer lines range from 4 to 21 inches in diameter and force mains range from 4 to 24 inches in diameter. The City's collection and treatment system provides service to both residential and non-residential users. The City has historically been able to provide adequate sanitary sewer service to meet the demand within the City's boundaries and provide surplus treatment service to residents in Lake County adjacent to the City.

c. Solid Waste

Currently, there are no operational solid waste facilities within the City limits of Leesburg. The old Leesburg Landfill was closed in 1997 and is now monitored and maintained by the City. The City provides garbage and refuse collection service for residential, commercial, and industrial customers. Over 68% of the solid waste is sent to Okahumpka for incineration at the Covanta Lake facility. The other 32% is sent to the Construction and Demolition landfill in Wildwood. Furniture is hauled to the Lake County Solid Waste Management Facility in Astatula.

d. Potable Water

The City of Leesburg currently owns, operates and maintains a central potable water distribution system, which consists of five water treatment plants and seventeen potable water wells, with the addition two Lower Floridan wells at the Highland Lakes and Royal Highlands water treatment plants in 2004. Four of the treatment plants are interconnected, but the Royal Highlands plant stands alone. The City's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The City has historically been able to provide adequate potable water service to meet the demand within the City's boundaries. The City also provides surplus service to unincorporated areas of Lake County.

e. Reclaimed Water

The City is currently implementing its reclaimed water program to reduce the amount of potable water needed to serve irrigation water demand needs. The city currently treats wastewater at the Turnpike Wastewater Treatment Facility and the Canal Street Wastewater Treatment Plan to public access reclaimed water standards. In this 10-year planning period (by 2018) the City is projected to supply 3.9 MGD of reclaimed water to customers in its combined utility service area, offsetting the use of potable water to serve irrigation water demand needs.

2. **Analysis of Vacant Land**

Vacant land is defined as undeveloped property with no current improvements. Undeveloped vested property is defined as undeveloped property with development approvals, such as Planned Unit Developments and Development of Regional Impact, or other development orders. The majority of the southern half of the City is currently vacant or recently annexed. There are additional vacant parcels located throughout the City, particularly along the periphery of the City. The vacant land identified on the Existing Land Use Map includes undeveloped vested properties.

According to the estimates included in Table I-1 there are approximately 14,624+/- acres of vacant developable land.

a. Soils

A variety of soil types can be found within the City of Leesburg's 19,649 +/- acres of vacant property. Within this vacant land, soils suitable for development include Apopka and Candler sands, which are well-drained, and Pomello sand, which is moderately well-drained. Immokalee and Pompano sands are also found. However, due to the poorly drained characteristic of these soil types, they are generally unsuitable for development.

b. Topography

Topography presents little constraint to development for the City of Leesburg. There are no areas where excessive topographical relief could preclude development. Areas of "low" elevation are typically reflected in either areas of unsuitable soils, floodplains or wetlands.

c. Wildlife and Vegetation

Although a wildlife and vegetative survey has not been performed for the City's vacant lands, it is likely that Listed Wildlife Species may inhabit vacant lands south of Lake Griffin, or may live in the vicinity of vacant lands located in the southern portion of the City of Leesburg. A small area of vacant land located between Lake Griffin and U.S. 27/441 has been identified as a Strategic Habitat Conservation Area by the Florida Fish and Wildlife Conservation Commission (FFWCC). In the

southern portion of the City, vacant land, which was recently annexed, has been identified as a Strategic Habitat Conservation Area by the FFWCC as well. Due to the sensitive nature of these areas, they are not suitable for development.

d. Aquifer Recharge

The majority of vacant land within the City of Leesburg's municipal boundary contributes zero (0) to four (4) inches of aquifer recharge annually, or is an area of discharge. However, some vacant land located in the northern portion of the City, contributes over twelve (12) inches of aquifer recharge annually. In approximately 10 years (2020) the base recharge is anticipated to increase an additional 11.96 inches per year in some areas of the city's planning area from the application of reclaimed water, as calculated by the 1995 SJRWMD East Central Florida Groundwater Model, using an updated base reclaimed water application rate of 4.717 MGD (the projected reclaimed water application rate in 2020). The calculated average increase in base recharge over the entire Leesburg area by 2020 as a result of implemented use of reclaimed water is 2.32 inches per year (from 18.51 to 20.83). The total amount of additional recharge the city's reuse program will supply was calculated to be 176.82 inches per year. In order to protect these areas of high recharge, much of this land has been designated Conservation on the Future Land Use Map, and is not suitable for development.

e. Public Wellfields

In the northern part of the City, between Lakes Griffin and Harris, there are two (2) public wellfields, which are located on vacant land. This land has been designated Conservation on the Future Land Use Map. The City adheres to the standards adopted for wellhead protection by the St. Johns River Water Management District and the FDEP.

f. Development and Redevelopment in Floodplains

The City of Leesburg participates in the Federal Flood Insurance Program. This program, which is mandated by the Federal Government, delineated areas subject to the 100-year flood (a.k.a. floodplain or flood prone). The 100-year floodplain is further required to be divided into floodplain and floodway. The latter is designated by the Federal Government as an area where, due to potential floodwater velocity, only structures which will not impede or be affected by movement of floodwater may be erected. The former area has only the threat of rising floodwaters.

Floodplain exists in many parts of the City and it is imperative that development incorporates provisions to 1) protect the development from a 100-year flood event and 2) protect adjacent properties from off-site flooding from the proposed development. The City's policy to address floodplain and floodway development has been to require that a building permit be obtained before construction or development begins within any area of special flood hazard. When new construction

and substantial improvements do occur in areas of special flood hazards, they shall be constructed with materials and utility equipment resistant to flood damage and shall be constructed using methods and practices that minimize flood damage. Additional requirements ensure that all new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure during a storm event. The lowest floor elevation of one-and-a-half (1.5) feet above the level of the base flood elevation or one-half foot above the highest elevation of streets serving the structure site, whichever is greater. In addition, electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities must be above the base flood elevation to prevent water from entering or accumulating within their components during the conditions of flooding.

g. Historic Resources

According to the inventory of historic sites there are three National Historic Landmarks which are identified on Map I-3. These three National Historic Landmarks are the Leesburg High School, the Campbell House and the Mote Morris House. Map I-3 will act as an information source for prospective developers to see where these three National Historic Landmarks are located.

There are many additional historically significant sites located throughout the City. These additional sites, while not listed on the National Register, have local significance and the potential to be listed one day in the future. The City commissioned a study in 1994 that identified structures generally in the downtown area that are over 50 years old, and subsequently identified on a map which structures are historically contributing structures to create the downtown Historic District. At the time this document was being prepared, the historic district was initially being formed. The City will have to coordinate development and redevelopment with this new district and refer to the historic survey prior to allowing redevelopment.

3. Projected Land Use Needs

This section of the Future Land Use Element projects the amount of land for different land use categories that will be necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population.

a. Future Residential Land

An analysis of residential lands within the City of Leesburg was conducted to determine current densities and availability of vacant residential lands. Table I-1 presents the amount of developable residential lands by land use category within the City.

Of the developable residential/mixed use land shown on the Future Land Use Map, roughly 2,589 acres had been developed by 2011. Some of the dwelling units projected for the planning period will be developed in areas that are already approved and committed to residential development that still have vacant lots.

The Housing Element presents an analysis of the vacant residential land uses within the City of Leesburg (Table III-22). The element identifies the maximum dwelling units that could be accommodated within the various land use categories. Maximum allowable densities within the City's vacant residential land range between four dwelling unit per gross acre for single-family to 25 units per gross acre for high density category.

Based on the Housing Needs Assessment methodology and preparation of the City's 10-Year Water Supply Facilities Work Plan and 2010 CUP Application submittal using the American Community Survey 2009 and the 2000 and 2010 Census methodology, it is estimated that approximately 10,625 total housing units are available in 2010 to serve the City residents.

In support of city 10-Year Water Supply Facilities Work Plan and 2010 CUP service area population projections were calculated through 2035, upon evaluation of city water account data, , and the U.S. Census Bureau data (from 2010). Actual city water account data from 2008 through 2010 was then used with the population data to calculate the population per residential family for the historic period (2000 to 2010) and then averaged over the period for use in future population forecasting. The resulting city/family population factor was calculated to be 3.1 persons per household over this period, and was subsequently used, with projected historic water service area residential growth factors calculated over the same period (2000-2010) to project population. For those instances where the entire water service area is composed of retirement population, the estimated residential retirement population factor of 2.0 persons per household was used, with the corresponding historic water service area residential growth factor, to calculate growth trends. Additional new development projections were also added to these projections, resulting in a population forecasting methodology.

Based on the updated population forecast, it is estimated that by 2020, approximately 16,359 housing units will be located in the incorporated areas of the city. The historic population estimates (by BEBR) is provided in Table P-1 located in Section P of this document. The projected population forecasted using the Future Trends Plus Development Forecasting methodology is presented in Table P-4 for years 2010 through 2035 for the incorporated area if the city. Population projections of these two areas are also broken down to show the population associated with each area's city WTP system service areas (Tables P-3A & P-3B).

The proportion of current developable acreage of land use categories to population was used to determine future land use categories. This demand was determined

based upon a comparison to the existing number of acres per 1,000 residents for each land use category with modifications for already approved development.

b. Future Commercial Land Use

The projected increase in population will result in the need for more commercial development to serve these new residents. In 2010, there were 934 developed commercial acres within the City of Leesburg. Projections of future commercial land were based on ratios of acres to population. Based on the 2010 population of 20,117, the ratio was approximately 33.7 commercial developable acres per 1,000 population. However, opportunities do exist for infill development and increases in density and intensity of development. The amount of additional commercial acres necessary to support future growth through the year 2035 is estimated to be an additional 1,165 acres of developable land, based on the ratio of 34 commercial developable acres per 1,000 population. It is anticipated that a significant proportion of commercial development will take place within areas identified for mixed use development on the Future Land Use Map.

c. Future Downtown Mixed Use

Diversity is encouraged by the City to provide places to both work and live, therefore, it is anticipated and encouraged that the amount of mixed-use properties will increase in the future.

d. Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial lands. The amount of industrial acreage required to meet future growth is shown in Table I-4. Currently, there are almost 787 acres of developed industrial lands within the City of Leesburg. Based upon recent annexations and proposals for increased industrial acreage, it is projected that the demand will remain constant at 38 acres per 1,000 population. Therefore, an additional 1,732 industrial acres will be required by the year 2035 to meet the demand. There are currently 1,301 acres identified as industrial on the Future Land Use Map, together with 1,863 acres of land identified for an industry/commerce park.

e. Future Recreation Land Use

The Existing Land Use Map show approximately 303 acres of recreation land use. This category includes public and private facilities, such as City parks, private golf courses, public open space areas, etc. The Recreation and Open Space Element analyzes in detail the current and future public park and open space needs of the City population. Additional recreation lands may also be necessary based upon density concentrations and geographic separation of facilities.

f. Future Conservation

This land use category includes those lands which contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. There are several very noteworthy areas to be considered for possible conservation designations on the Future Land Use Map. The majority of these areas are shown as conservation. The City shall pursue purchasing those areas that are desirable for permanent designation as conservation land uses on the Future Land Use Map, or pursue agreements with property owners to preserve these resources.

4. Demand for Land Related to Population Growth

Projected population is the driving force behind future facility needs and land requirements. Projected population must be taken into consideration in preparing the Future Land Use Element and the spatial requirements necessary to meet this future growth. Population estimates and projections were prepared by the City in association with Lake County and LPG Urban & Regional Planners, Inc. as part of background information for the Comprehensive Plan. These projections and associated methodologies can be found in the section titled "Population Projections" of this Comprehensive Plan.

As can be seen, the 2010 population for the City of Leesburg was 20,117 total residents. By the year 2015, this population is expected to reach 27,967. The projected average rate of population growth for the planning period (2010-2015) is 7.2 percent annually. The city population is expected to reach 47,271 by 2025. The projected average rate of population growth during the 10-year period of 2015-2025 is 5.9%. The projected average rate of population growth during the 20-year period of 2015-2035 is 4.3% annually. The Projected average rate of population growth during the 25-year period of 2010-2035 is 3.1% annually.

In 2010, there were approximately 8,485 households in the City of Leesburg. By the year 2035, the number of households is projected to reach over 27,379 based upon projections made in the City's 10-Year Water Supply Facilities Work Plan and 2010 CUP.

The seasonal component in Leesburg has been less significant than the permanent population. The existing number of seasonal dwelling units in 2010 was estimated to be 200, approximately 2.58% of the total households (per US Census 2000 estimates). By 2035, the number of seasonal units is projected to increase to 706 dwellings, based on 2.58% of 27,379 total residential city units.

5. Redevelopment Analysis

The City of Leesburg has actively been pursuing the rehabilitation of deteriorating structures in the City. The older homes that were part of the original town that are still occupied have not typically been allowed to degrade below standard conditions. However, residences and commercial establishments that are unoccupied have continued to degrade and pose a serious threat to Leesburg's economic vitality. As a result, the City and several not-for-profit organizations have joined forces to reinvest in the downtown; create grand civic outdoor spaces; and, preserve the historic character of Leesburg.

a. Blighted Areas

The City has several Community Redevelopment Areas that are receiving State grants toward revitalization, such as the Carver Height's CRA. As mentioned above, a lot of redevelopment has occurred recently in the downtown. Pine Street has been an additional target area for future redevelopment efforts. Continued efforts will be necessary to improve the quality of life in these areas. The City will need to continue to monitor other developments in the City as they begin to age to maintain the quality of life.

b. Elimination or Reduction of Inconsistent Uses

There are two areas in the City of Leesburg which are inconsistent with the City of Leesburg's character and proposed future land uses and which merit future elimination or reduction. The first is the reduction of the negative impacts of the existing strip commercial development along US 441 and US 27. The commercial uses are not inconsistent, per se, but many have developed inconsistent with good planning practices. In the past, insufficient attention has been given to minimizing the traffic impacts on the adjacent roadways, e.g., requiring service roads, interconnecting driveways, etc. In addition, non-automobile modes of transportation have not been feasible in the past with available revenues. In both of these cases, more recent standards as well as standards that will comprise the City of Leesburg's Land Development Code will be applied to parcels as they redevelop or expand. In either case, any increased transportation impact would be regulated by closing and combining driveways, thereby minimizing points of conflict.

The second area meriting future action are areas of inconsistent zoning. As will be outlined in the vesting section of the Land Development Code, portions of these areas deserve to be vested. This status is most prevalent where residential plats have been at least partially developed and individual ownership of lots makes other usage impractical. In those cases where vesting cannot be realized, the City will act to rezone those properties to a usage that complies with this Plan.

Table I- 1: Future Land Use Table

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreages	Percent of Total Developable Land
Estate Residential	Up to 4 units/acre	1,633	8.76
Low Density Residential	Up to 8 units/acre	2,013	10.80
Medium Density Residential	Up to 12 units/acre	36	0.19
High Density Residential	18-25 units/acre	651	3.49
Downtown Mixed-Use	18-25 units/acre 4.0 FAR/100% ISR	27	0.15
SP Mixed Use	Up to 4 units/acre 2.0 FAR/80% ISR	2,001	10.73
Neighborhood Mixed Use	Up to 4 units/acre 2.0 FAR/60% ISR	4,857	26.05
Transitional	2.0 FAR/75% ISR	96	0.52
Industry & Technology Commerce Park	2.0 FAR/80% ISR	1,863	9.99
General Commercial	2.0 FAR/80% ISR	1,644	8.82
Institutional	2.0 FAR/75% ISR	2,217	11.90
Industrial	2.0 FAR/80% ISR	1,301	6.98
Recreation	0.25 FAR/25% ISR	303	1.62
Developable		18,642	100
Conservation	Developments must comply with applicable regulations - varies	5,067	NA
Water Bodies & ROW		90	
GRAND TOTAL		23,799	NA

Sources: LPG Urban & Regional Planners, Inc, 2012

Table I-2: Vacant Land Analysis: Developable Land

Land Use Categories	Total Acres	Developed Acres 2011	Vacant Acres
Estate Residential	1,633	250	1,383
Low Density Residential	2,013	1,122	891
Medium Density Residential	36	10	26
High Density Residential	651	513	138
Downtown Mixed-Use	27	20	7
SP Mixed Use	2,001	75	1,926
Neighborhood Mixed Use	4,857	599	4,258
Transitional	96	75	21
Industry & Technology Commerce Park	1,863	741	1,122
General Commercial	1,644	1,091	553
Institutional	2,217	749	1,468
Industrial	1,301	787	514
Recreation	303	153	150
TOTAL	18,642	6,185	12,457

Note: The above table does not include conservation, ROW or water bodies.
Sources: LPG Urban & Regional Planners, Inc. 2012.

POPULATION PROJECTIONS AND METHODOLOGY

A. INTRODUCTION

In order to plan for the future needs of the residents of Leesburg, it is important to define the demographics and how the population trends are anticipated to change over time. The historic, present and future demographic compositions of the City are described in this section.

Population estimates and projections are required for each locality submitting comprehensive plans in compliance with Chapter 163 of the Florida Statutes. These estimates and projections are essential for the various elements comprising the Comprehensive Plan, including land use, housing, recreation and the various infrastructure related elements. Estimates and projections have been made using approved Florida Department of Economic Opportunity data sources and projection methods. Population projections for the water, wastewater and electric service areas have also been prepared.

B. POPULATION TRENDS 1960-2010

The City of Leesburg, located in Lake County, about forty miles northwest of Orlando, was named after Evander Lee who settled in the Leesburg area in 1857.

The City of Leesburg was incorporated in 1875. Table P-1 illustrates the historic population growth data between 1960 and 2010. The City demonstrated moderate growth between 1960 and 2000. Population increased from 11,172 in 1960 to 15,956 in 2000, an increase of 42.8 percent or 4,784 residents. The table shows that the most significant change in the City's population over a ten-year period occurred between 2000 and 2010, as it increased by approximately twenty-six (26) percent, or from 15,959 residents to 20,117 residents. The Leesburg community has significantly increased the land area within the municipal boundary through the annexation process. However, the population growth has not maintained the same growth trend. As of 1992, there were 7,485 acres within the City limits; by 2010 there were approximately 27,696 acres with the Leesburg City Limits, an increase of approximately 270%. In contrast to this, the population grew by around 8,945 people between 1960 and 2010 or twenty six (26) percent.

Lake County also had a large population increase between 2000 and 2010 (41%). The U.S. Census Bureau indicated a County population of 297,052 for the year 2010. The City's growth rate as compared to the Lake County growth rate has continued to decline since 1960. In 1960, Leesburg represented 19.5 of the population of Lake County. Today, the City represents only 6.8 percent of the population of Lake County, indicating that the City is not growing as fast as the population in the surrounding municipalities and unincorporated areas of Lake County.

C. POPULATION PROJECTION TECHNIQUES

Population forecasts for Leesburg to the year 2035 were performed using the City's historic population data, water account data, historic build-out rates for current developments, and future development build-out projections provided by city staff.

1. Historic City Population Calculation

In support of City 10-Year Water Supply Facilities Work Plan and City 2010 CUP, city population estimates from the University of Florida Bureau of Economic and Business Research (BEBR) for years 1980, 1985, 1990, 1995 through 2000 and 2003, and the U.S. Census Bureau data (for years 2000-2003) were first evaluated. Actual city water account data from 1996 through 2003 was then used with BEBR population estimates to calculate the population per city central (residential family) account. The average historic population per dwelling unit over the period 1996-2003 was calculated to be 2.26 persons/dwelling unit. However, based on the accuracy of available city water account information and evaluation of the growth trend during this period, the average population per dwelling unit was calculated over the period 2000-2003, corresponding to 3.1 population per residential (family) dwelling unit. The retirement population per dwelling unit (used for retirement PUD's) was estimated to be 2.0 persons/dwelling unit over the entire historic period 1996-2003, and future population projection period, where applicable. The summary of historic population and calculated annual and average annual population per dwelling unit (account), using BEBR population estimates and city water account data is presented in Table P-2. The historic average annual increase in population was evaluated over the period from 1980 through 2003 was evaluated to identify growth trends.

2. Future Forecast

Using the calculated average city residential family population factor of 3.1 persons/dwelling unit and the estimated retirement population factor of 2.0 persons/dwelling unit (for all retirement PUDs), and the average annual percent historic growth for the city, future projections were calculated for dwelling units and population for the period 2010-2035. Since several PUDs are anticipated to be added to the city corporate limits in this 25-year planning period, development build-out estimates from 2010-2035 (provided by city staff) were combined to the Historic Trend Forecast, resulting in a population forecast.

Based on this data, it is estimated that by 2020, approximately 16,359 housing units will be located within incorporated areas of the city. By 2035 this figure is estimated to increase to 27,726 housing units, With a city population of 65,710.

D. EVALUATION OF FORECASTS

Although the percentage of the City population relative to the Lake County population has declined since 1960 there is no evidence that the City population will actually decrease, on the contrary, it is anticipated that the city population will continue to increase, due to the recent annexations , the amount of vacant developable land, and the projects anticipated to be constructed in this 25-year planning period.

1. Evaluation of Forecasting Methods

The most favorable population projection technique is the one that most accurately projects a historic trend into the future. Of course, the statistics population projection methods are purely mathematical in nature and do not take into account other factors. For example, if a rapidly developing community has developed most of its residential land, then it will certainly not experience the same amount of growth in the future, neither in absolute nor relative terms. Almost always, developing communities experience a slowdown in growth, at least in relative terms, prior to the initial “boom.” Further, some communities may implement policies to manage the magnitude, nature and timing of growth.

For the purpose of this amendment, the City is utilizing projections prepared by the city in coordination with Lake County. These figures are based on population projections utilized in the preparation of the 2010 CUP (Tables P-3A & P-3B), together with projected development on recently annexed property. In addition, a more cautious approach has been taken with reduced projections adjusted in the short term due to the recent recession. This methodology will provide the city with a more realistic population forecast and will better forecast future population trends associated with moderate-to-high growth scenario anticipated for the city and city utility service area. Population projections through 2035 are shown in Table P-4. A summary of population projection findings are summarized as follows :

2. Total Population Change

The 2035 population forecast was compared to the 2000 population count to determine the total population change, both in absolute and relative terms and can be summarized as follows:

The City population increased by 26 percent over the last ten years (2000 to 2010), The population change over the 25 year period to 2035 shows a projected net increase of 45,593 persons. It is considered likely that the City will continue to experience a faster increase over the next 20 years, based on recent large annexations and recently approved development plans.

3. Average Annual Growth Rate

The average annual (compound) growth rate between the 2010-population count and the 2035 forecast was calculated to be 9 percent. This number was compared to the historic annual average growth rate for the City between 2000 and 2010, which was 26 percent. In general, communities such as Leesburg are anticipated to experience a variable growth rate over time as special circumstances are added to the equation, such as annexations of large tracts, new employment opportunities, special attractions or increased accessibility. As noted above, the City has been annexing lands in the past few years and has increased road and air accessibility. The majority of the recently annexed lands are expected to develop with residential/mixed uses, bringing more population to the area. Furthermore, the construction of the Florida Turnpike interchange and the expansion of Leesburg International Airport have improved accessibility to the City. Therefore, the

City's population growth is expected to start experiencing a faster pace of growth in the next few years.

4. Gross Residential Density

The gross residential density in the City was calculated to determine the reasonableness of each forecast to the amount of vacant residential land in the City. Gross residential density, in terms of persons per square mile, was calculated by dividing the 2035 population count by the amount of land designated for residential use in the Future Land Use Element (FLUE) of the City's Comprehensive Plan.

The existing gross residential density within the City of Leesburg is approximately 4,930 persons per square mile based on the 2010 population count of 20,117, and 2,589 acres (4.04 square miles) of existing developed residential land within the City. Given historical public preference trends for lower-density suburban communities and assuming that the City will not plan for significantly higher residential densities in the future, this represents an upper threshold or ceiling for future population.

The Future Land Use Map shows approximately 11,218 +/- acres of residential/mixed use land use, with an estimated 6 persons per gross acre. This figure does not account for any future annexation of residential lands, nor the amount of land within mixed use developments that will be in non-residential uses.

F. UTILITY SERVICE AREA PROJECTIONS

The City provides water, wastewater and electric services to City residents as well as some residents in the unincorporated areas. The utilities elements explain in more detail the extent of the service areas. In order to calculate projections of utility customers, historic figures were used, as described in Section B above.

Electric and Sewer Utility population forecasts were based on the population estimates calculated for the water utility, and assumes that all three utility service areas will grow by the same rate of expansion. The water and sewer utility service area (and number of accounts) are essentially the same, with about 40 fewer sewer accounts than water accounts. However, the Electric utility currently serves a much larger population than the water and sewer utilities do. This larger Electric Utility service area includes a population with more customers located outside the city's corporate limits (Lake County). Therefore, it was assumed that this "out-of-city" population resembles the makeup of the calculated "in-city" family population of 3.1 persons per dwelling unit (or account). Additionally, it was assumed that all future projected water customers (and developments) will be served by the city's Electric and Sewer Utility.

G. SEASONAL POPULATION – ESTIMATES AND PROJECTIONS

Seasonal population consists of housing units held for occupancy only during limited portions of the year, such as winter residents, and time-share condominiums. Anticipating this component of the population is especially important for infrastructure planning. However, since both Water and Sewer Utilities must have sufficient supply/capacity to serve the entire population, seasonal demand

projections are not as important for these utilities as they may be for other utilities (Electric) and city services (Sanitation).

The US Census tabulates seasonal housing units under vacant housing for seasonal, recreational or occasional use, and also for migrant workers, and “other” (for example, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner). The 2009 American Community Survey (US Census Bureau) indicated that there were 492 seasonal, recreational, or occasional use housing units, no migratory workers housing, and 320 other type of vacant units. The total of 492 seasonal units accounting for approximately 4.7 percent of the City’s total housing stock for the year 2010.

The number of seasonal residents in Leesburg is very low when compared to the total population, supporting the concept that Leesburg is predominantly a year-round, live-in community.

H. RECOMMENDED POPULATION FORECAST

The above methodology projects that the City will add approximately 45,593 residents (a 226.6 percent increase) between 2010 and 2035. It assumes an average growth rate of approximately 9 percent per year, compared to a historic rate of 2.6 percent between 2000 and 2010. The 2035 population forecast allows for acceptable growth given the amount of already approved development and future land use density of vacant residential land in the City. Table P-3 shows the recommended 2035 population forecast for the City of Leesburg, along with forecasts for 2020, 2025, and 2030. The population forecasts in this report were evaluated under the assumption that the amount and future land use density of vacant residential land would remain constant. The City has annexed land from Lake County into the City in the past, and will likely continue to do so in the future to provide continuity and efficiency of services to residents of that part of the County.

Table P - 1: City of Leesburg and Lake County Historic Population Growth

Year	Leesburg	Net Change	Percent Change	Lake County	Percent Change	City to County
1960	11,172	--	--	57,383	--	19.5
1965	NA	--	--	62,600	9.1	--
1970	11,869	697	6.2	69,305	10.7	17.1
1975	12,530*	661	11.8	86,718	25.1	14.4
1980	13,191	661	-0.6	104,870	20.9	12.6
1985	14,063	872	6.6	124,278	18.5	11.3
1990	14,903	840	6.0	152,104	22.4	9.8
1995	16,225	1,322	8.9	177,588	16.8	9.1
1996	16,842	617	3.8	183,002	3.0	9.2
1997	17,310	468	2.8	188,632	3.1	9.2
1998	17,597	287	1.7	194,810	3.3	9.0
1999	17,612	15	0.1	202,177	3.8	8.7
2000	15,956	-1,656	-9.4	210,528	4.1	7.6
2010	20,117	4,161	26	297,052	41	6.8
1960-1970		697	6.2		20.8	
1970-1980		1,322	11.1		51.3	
1980-1990		1,712	13.0		45.0	
1990-2000		1,053	7.1		38.4	
2000-2010		4,161	26			
Total Change		8,945	80	239,669	417.7	
Average Annual Change		178.9	1.6	4793.6	8.35	

Source: 1960-2000 population figures are from the University of Florida, Bureau of Economic and Business Research and Census Bureau 2010 Census Bureau

* - The original 1975 population projection was high (13,269) therefore the midpoint between 1970 and 1980 population figures (12,530) was used.

Table P-2

Table P-2
Historic Population Household Estimates

Historic City of Leesburg Population per BEBR and Calculated Population per Unit/Account							
Year	LESBG IN Units	Legacy Units	Total City Units	BEBR Reported Population	Calculated Pop per Unit	Average Population per Unit/Account	Average Population per Unit/Account
1996	4,978	0	4,978	16,842	3.38	3.26	3.43
1997	5,033	0	5,033	17,310	3.44		
1998	5,092	0	5,092	17,597	3.46		
1999	5,120	0	5,120	17,612	3.44		
2000	5,160	22	5,182	15,956	3.08		3.10
2001	5,242	59	5,301	16,137	3.06		
2002	5,155	96	5,251	16,477	3.16		
2003	5,192	139	5,331	16,290	3.08		

Key:

BEBR = Bureau of Economic and Business Research, University of Florida.

Notes:

- (1) BEBR Population projection for April 1st of each year shown above.
- (2) The average population per unit of 3.1 was selected to estimate "average family" population, due to the accuracy of account information available from the city from 2000 to present.
- (3) The average population per unit of 2.0 was selected to estimate "average retirement" population in city water service area population estimates and in City 2004 CUP Application submittals.
- (4) The Calculated Population/Unit for years 1990 and 1995 was 3.38.

Table P-3A

Table P-3
Population Projections

Area	Leesburg Out		Highland Lakes		Windsong		Spanish Village		Total HL Area	Royal Highlands		Total Leesburg Out	
Growth Factor	Historic Growth Factor = 1.017						Historic Growth Factor = 1.007			Historic Growth Factor = 1.24		(Outside City Corporate Limits)	
Year	Units	Population Family	Units	Population Retirement	Units	Population Retirement	Units	Population Retirement	Total Population	Units	Population Retirement	Units	Population
1996	1,736	5,382	876	1,752			157	314	2,066	93	186	2,862	7,634
1997	1,783	5,527	911	1,822			174	348	2,170	237	474	3,105	8,171
1998	1,830	5,673	921	1,842			201	402	2,244	452	904	3,404	8,821
1999	1,866	5,785	925	1,850			213	426	2,276	600	1,200	3,604	9,261
2000	1,878	5,822	924	1,848			224	448	2,296	774	1,548	3,800	9,666
2001	1,930	5,983	918	1,836			224	448	2,284	913	1,826	3,985	10,093
2002	1,990	6,169	929	1,856			228	456	2,314	1,027	2,054	4,174	10,537
2003	2,072	6,423	933	1,866			230	460	2,326	1,168	2,312	4,381	11,061
2004	2,107	6,532	935	1,870			234	468	2,338	1,433	2,866	4,709	11,736
2005	2,143	6,643	935	1,870			238	476	2,346	1,500	3,000	4,816	11,989
2006	2,179	6,756	935	1,870	28	56	242	484	2,410	1,500	3,000	4,884	12,166
2007	2,217	6,871	935	1,870	66	132	246	492	2,494	1,500	3,000	4,964	12,365
2008	2,264	6,986	935	1,870	84	168	250	500	2,538	1,600	3,000	5,023	12,527
2009	2,293	7,107	935	1,870	112	224	254	509	2,603	1,500	3,000	5,094	12,710
2010	2,332	7,228	935	1,870	140	280	259	518	2,668	1,500	3,000	5,165	12,895
2011	2,371	7,351	935	1,870	140	280	263	526	2,676	1,500	3,000	5,209	13,027
2012	2,411	7,475	935	1,870	140	280	268	535	2,685	1,500	3,000	5,254	13,161
2013	2,452	7,603	935	1,870	140	280	272	544	2,694	1,600	3,000	5,300	13,297
2014	2,494	7,732	935	1,870	140	280	277	554	2,704	1,500	3,000	5,346	13,436
2015	2,537	7,863	935	1,870	140	280	282	563	2,713	1,500	3,000	5,393	13,578
2016	2,580	7,997	935	1,870	140	280	286	573	2,723	1,500	3,000	5,441	13,720
2017	2,624	8,133	935	1,870	140	280	291	582	2,732	1,500	3,000	5,490	13,865
2018	2,668	8,271	935	1,870	140	280	296	592	2,742	1,600	3,000	5,539	14,013
2019	2,713	8,412	935	1,870	140	280	301	602	2,752	1,500	3,000	5,590	14,164
2020	2,760	8,555	935	1,870	140	280	306	613	2,763	1,500	3,000	5,641	14,317
2021	2,807	8,700	935	1,870	140	280	312	623	2,773	1,500	3,000	5,693	14,473
2022	2,854	8,846	935	1,870	140	280	317	634	2,784	1,500	3,000	5,746	14,632
2023	2,903	8,999	935	1,870	140	280	322	644	2,794	1,500	3,000	5,800	14,793
2024	2,952	9,151	935	1,870	140	280	328	655	2,805	1,500	3,000	5,855	14,957
2025	3,002	9,307	935	1,870	140	280	333	667	2,817	1,500	3,000	5,911	15,124

Notes: (1) The stated population and population factor for 1996-2003 per BEBR.

(2) The stated population for 2004-2025 is based on the average family population and residential population calculated over years 2000-2003, and the actual make-up of the population (family or residential), and the historic family and/or retirement growth factor for each sector evaluated (from 1996-2003), and the anticipated development growth (build-out projection) for each family or retirement PUD from 2004-2025.

(3) The average family population factor calculated for period 2000-2003 is 3.1 persons/account and was also used to project population the period 2004-2025.

(4) The average retirement population factor estimated for period 1996-2025 is 2.0 persons per Unit/Account.

(5) Historic Growth Factors calculated from the average % increase in the number of residential water accounts over the period 1996-2003.

Table P-3B

Table P-3, Cont...
Population Projections

Area	Pruit		LEGACY		Thomas Rd Village Apts		Arlington Ridge		Main City Area		Crossings		Mt Clair Oaks		Sleepy Hollow		Total Leesburg In-City Population		Total Water Utility Service Area Population		Est. Pop. Factor (family)/ret	
Growth Factor	500 Units/Year		50 Units/Year				128 Units/Year		Historic Growth Factor = 1.017													
Year	Units	Population Family	Units	Population Retirement	Units	Population Retirement	Units	Population Retirement	Units	Population Family	Units	Pop. Family	Units	Pop. Family	Units	Pop. Family	Units (Accounts)	Population	Ave. Yearly Growth Increase %	Units (Accounts)	Population	Est. Pop. Factor (family)/ret
1996	-	-	-	-	-	-	-	-	4,978	16,842	-	-	-	-	-	-	4,978	16,842	-	7,840	24,476	3.38/NA
1997	-	-	-	-	-	-	-	-	5,033	17,310	-	-	-	-	-	-	5,033	17,310	2.78%	8,138	25,481	3.44/NA
1998	-	-	-	-	-	-	-	-	5,092	17,597	-	-	-	-	-	-	5,092	17,597	1.08%	8,496	26,418	3.46/NA
1999	-	-	-	-	-	-	-	-	5,120	17,812	-	-	-	-	-	-	5,120	17,812	0.09%	8,724	26,873	3.44/NA
2000	-	-	22	44	-	-	-	-	5,160	18,012	-	-	-	-	-	-	5,182	18,012	-9.40%	8,982	25,622	3.08/2.0
2001	-	-	59	118	-	-	-	-	5,242	18,019	-	-	-	-	-	-	5,301	18,137	1.13%	9,286	26,230	3.06/2.0
2002	-	-	96	192	-	-	-	-	5,155	18,285	-	-	-	-	-	-	5,251	18,477	2.11%	9,425	27,014	3.18/2.0
2003	-	-	139	278	-	-	-	-	5,192	18,012	-	-	-	-	-	-	5,331	18,290	-1.13%	9,722	27,351	3.08/2.0
2004	-	-	189	378	138	278	128	256	5,260	18,399	168	521	140	434	117	363	6,180	18,596	14.16%	10,869	30,333	3.1/2.0
2005	500	1,550	239	478	138	278	256	512	5,370	18,647	168	521	140	434	117	363	6,928	20,761	11.75%	11,744	32,770	3.1/2.0
2006	1,000	3,100	289	578	138	278	384	768	5,461	18,930	168	521	140	434	117	363	7,897	22,970	10.53%	12,582	35,136	3.1/2.0
2007	1,500	4,650	339	678	138	278	513	1026	5,554	17,218	168	521	140	434	117	363	8,469	25,165	9.56%	13,433	37,531	3.1/2.0
2008	2,000	6,200	389	778	138	278	642	1284	5,649	17,511	168	521	140	434	117	363	9,243	27,368	8.74%	14,266	38,893	3.1/2.0
2009	2,500	7,750	439	878	138	278	771	1542	5,745	17,808	168	521	140	434	117	363	10,018	29,572	8.06%	15,112	42,282	3.1/2.0
2010	3,000	9,300	489	978	138	278	900	1800	5,842	18,111	168	521	140	434	117	363	10,794	31,783	7.48%	15,960	44,678	3.1/2.0
2011	3,500	10,850	539	1078	138	278	900	1800	5,942	18,419	168	521	140	434	117	363	11,444	33,740	6.16%	16,653	46,767	3.1/2.0
2012	4,000	12,400	589	1178	138	278	900	1800	6,043	18,732	168	521	140	434	117	363	12,095	35,704	5.82%	17,349	48,864	3.1/2.0
2013	4,500	13,950	639	1278	138	278	900	1800	6,148	19,060	168	521	140	434	117	363	12,747	37,672	5.51%	18,047	50,969	3.1/2.0
2014	5,000	15,500	689	1378	138	278	900	1800	6,250	19,374	168	521	140	434	117	363	13,402	39,646	5.24%	18,748	53,081	3.1/2.0
2015	5,500	17,050	739	1478	138	278	900	1800	6,356	19,704	168	521	140	434	117	363	14,058	41,825	4.98%	19,451	55,202	3.1/2.0
2016	6,000	18,600	789	1578	138	278	900	1800	6,464	20,039	168	521	140	434	117	363	14,716	43,610	4.77%	20,157	57,330	3.1/2.0
2017	6,500	20,150	839	1678	138	278	900	1800	6,574	20,379	168	521	140	434	117	363	15,376	45,801	4.56%	20,866	59,466	3.1/2.0
2018	7,000	21,700	889	1778	138	278	900	1800	6,686	20,726	168	521	140	434	117	363	16,038	47,597	4.38%	21,577	61,611	3.1/2.0
2019	7,500	23,250	939	1878	138	278	900	1800	6,799	21,076	168	521	140	434	117	363	16,701	49,800	4.21%	22,291	63,764	3.1/2.0
2020	8,000	24,800	989	1978	138	278	900	1800	6,915	21,436	168	521	140	434	117	363	17,367	51,808	4.05%	23,008	65,925	3.1/2.0
2021	8,000	24,800	989	1978	138	278	900	1800	7,033	21,801	168	521	140	434	117	363	17,495	51,992	0.74%	23,188	66,466	3.1/2.0
2022	8,000	24,800	989	1978	138	278	900	1800	7,152	22,171	168	521	140	434	117	363	17,614	52,363	0.71%	23,360	66,965	3.1/2.0
2023	8,000	24,800	989	1978	138	278	900	1800	7,274	22,548	168	521	140	434	117	363	17,736	52,740	0.72%	23,536	67,533	3.1/2.0
2024	8,000	24,800	989	1978	138	278	900	1800	7,397	22,932	168	521	140	434	117	363	17,859	53,123	0.73%	23,714	68,080	3.1/2.0
2025	8,000	24,800	989	1978	138	278	900	1800	7,523	23,322	168	521	140	434	117	363	17,985	53,513	0.73%	23,896	68,637	3.1/2.0

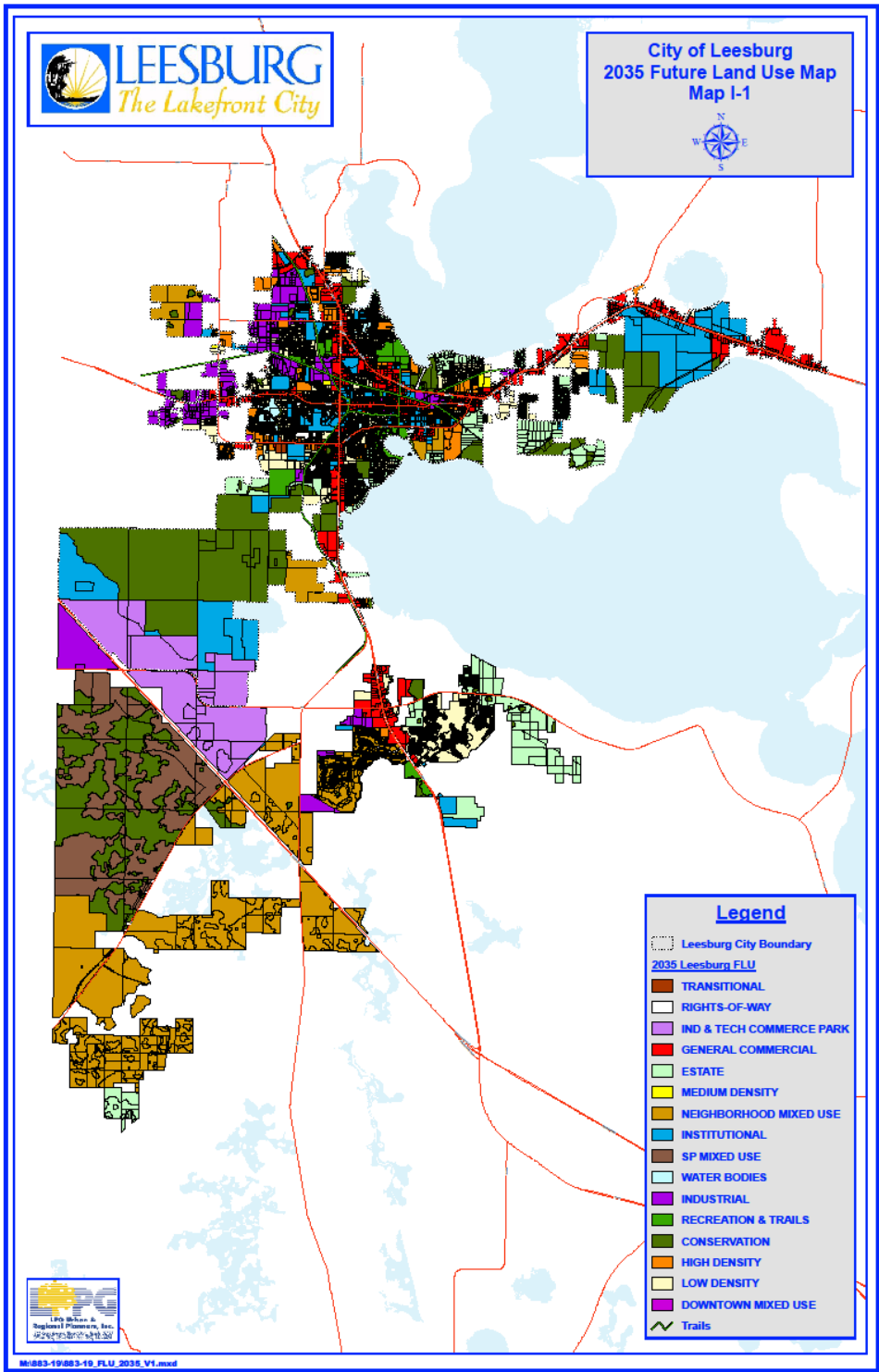
Notes: (1) The stated population and population factor for 1996-2003 per BEBR.
(2) The stated population for 2004-2025 is based on the average family population and residential population calculated over years 2000-2003, and the actual make-up of the population (family or residential), and the historic family and/or retirement growth factor for each sector evaluated (from 1999-2003), and the anticipated development growth (build-out projection) for each family or retirement PUD from 2004-2025.
(3) The average family population factor calculated for period 2000-2003 is 3.1 persons/account and was also used to project population for the period 2004-2025.
(4) The average retirement population factor estimated for period 1999-2003 is 2.0 persons per Unit/Account.
(5) Historic Growth Factors calculated from the average % increase in the number of residential water accounts over the period 1996-2003.
(6) Assumes that Arlington Ridge property will be annexed into the city prior to PUD construction.

Average % Increase from 2003-2013: 8.777%
Average % Increase from 2013-2023: 3.438%
Average % Increase from 2003-2023: 5.762%
Average % Increase from 2000-2023: 4.474%

Table P-4: Population Projections 2010-2035

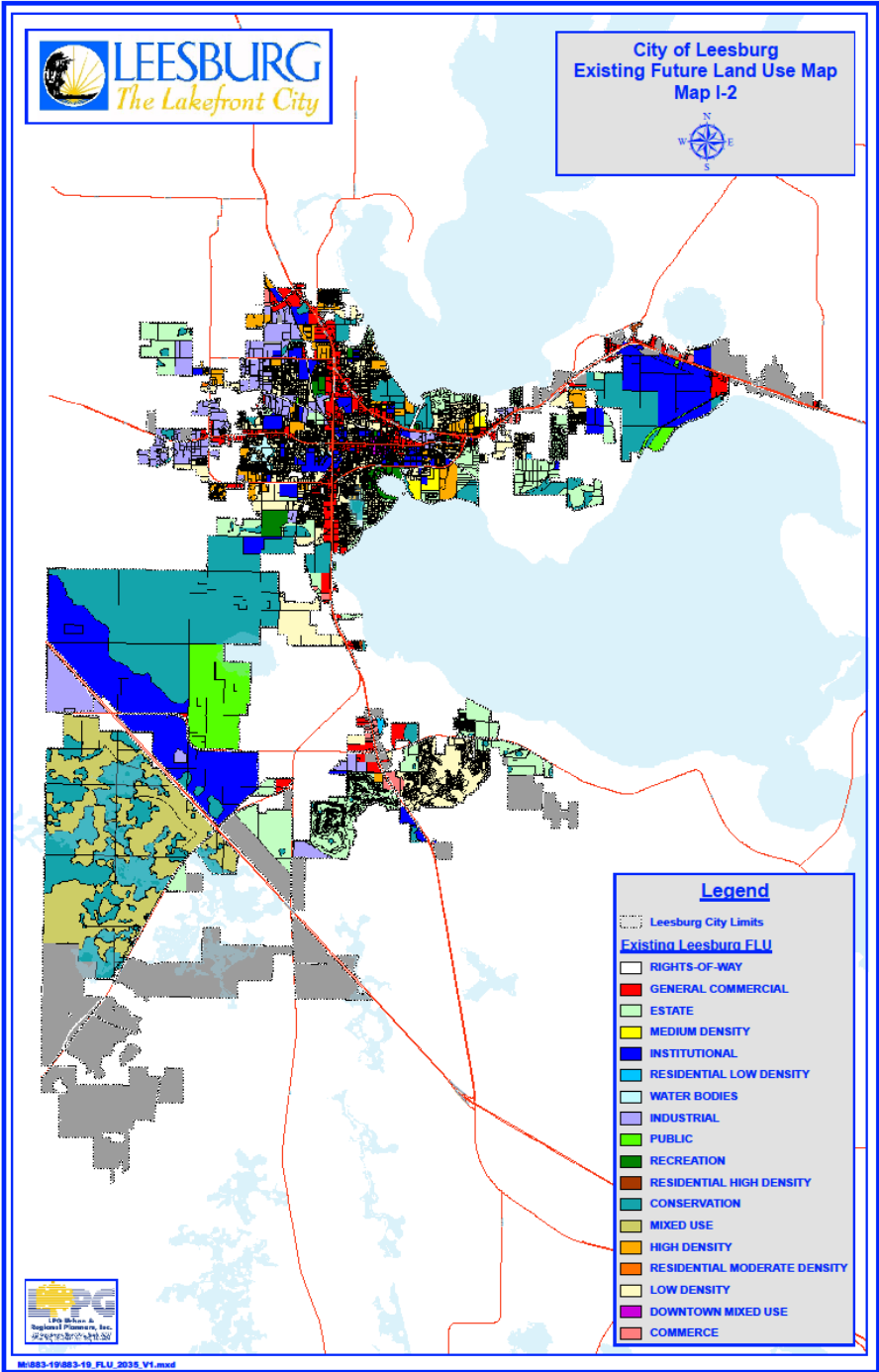
Year	Population	Growth Rate
2010	20,117	26%
2015	27,967	39%
2020	38,771	39%
2025	47,271	22%
2030	56,498	20%
2035	65,710	16%

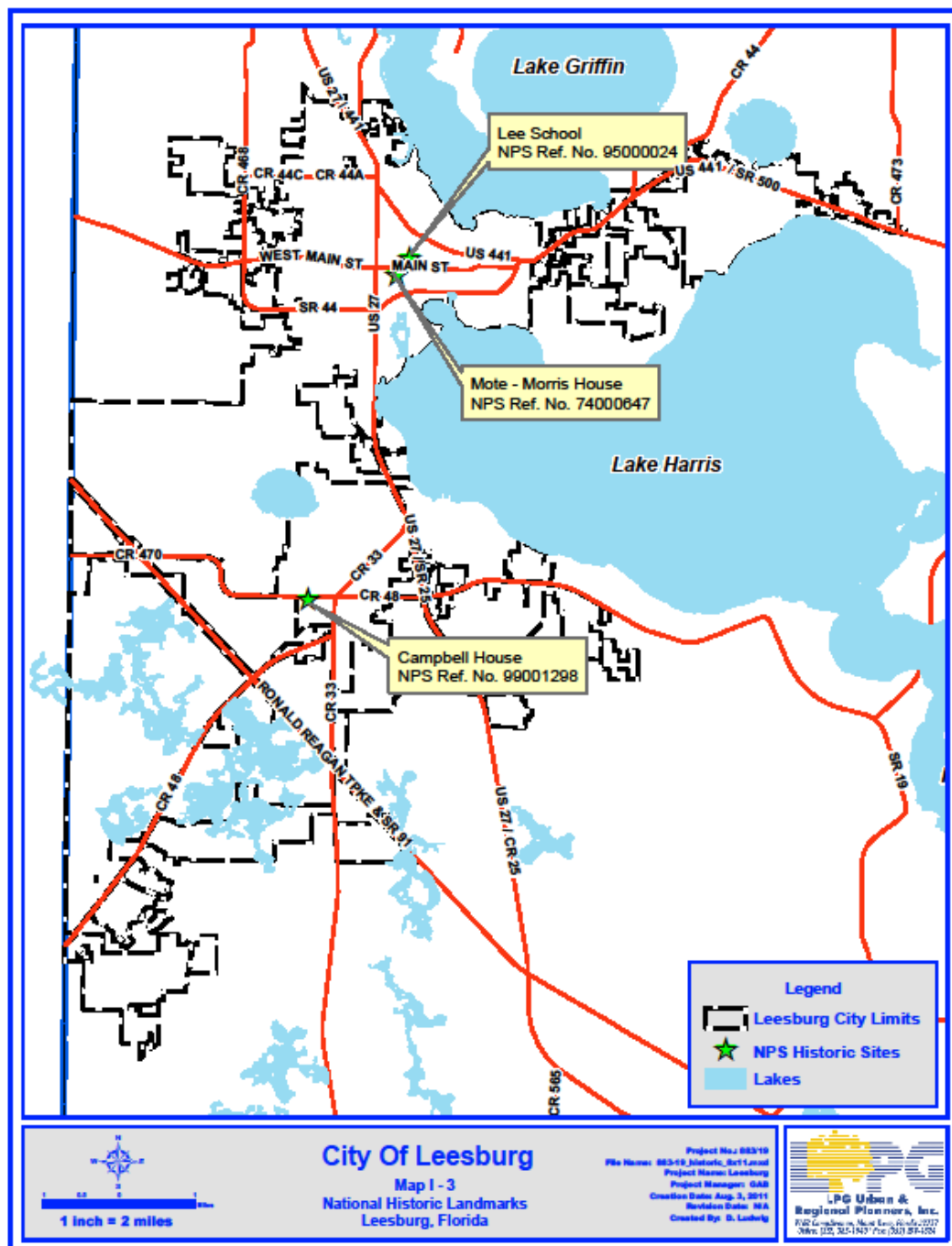
Map I- 1: Future Land Use



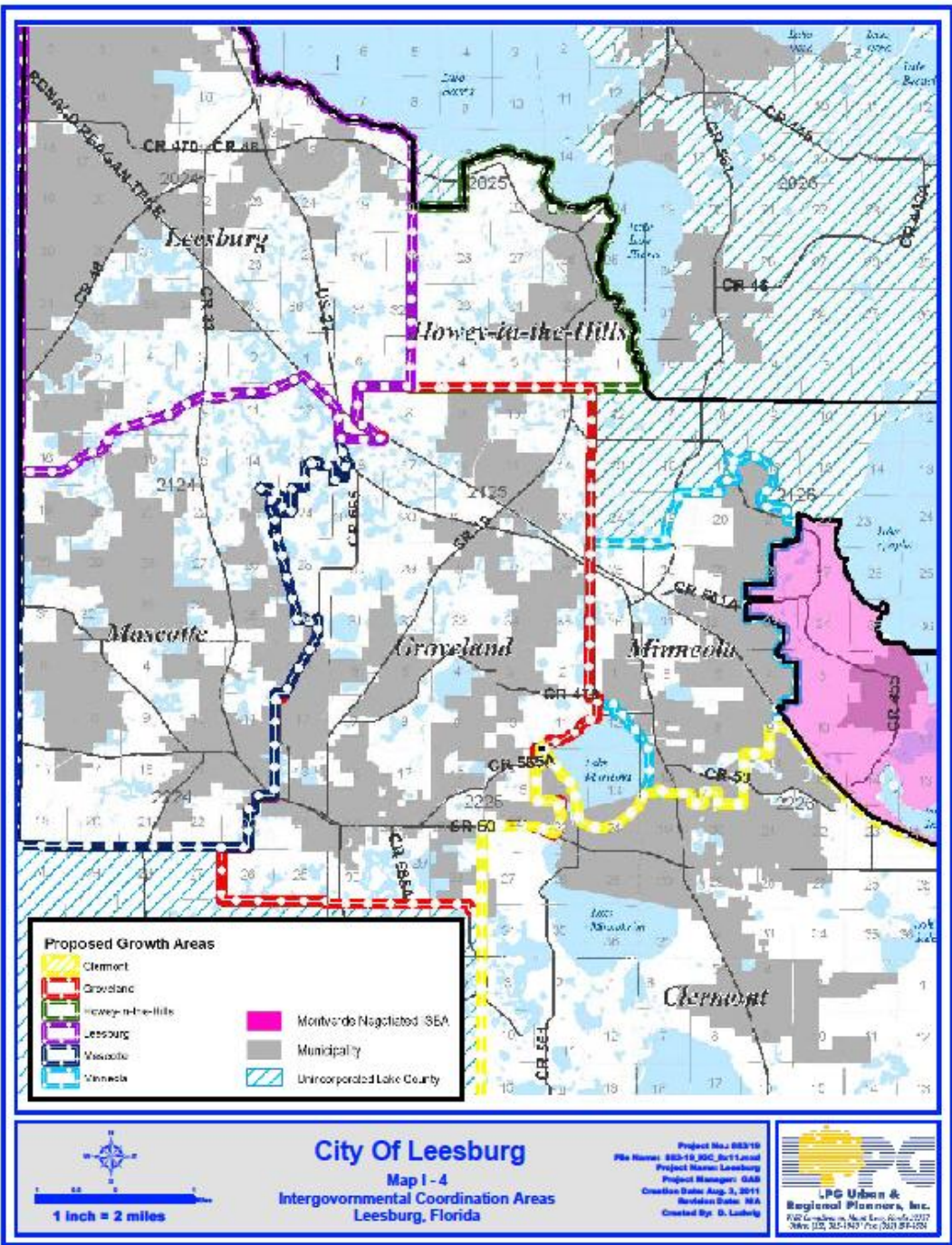
Map

Map I- 2: Existing Land Use Map





Map I- 4: Intergovernmental Coordination Map



D. GOALS, OBJECTIVES AND POLICIES

GOAL 1: *Quality of Life.* The City of Leesburg shall implement Smart Growth through comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: *Land Use Categories and Overlays.* The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses and those land uses which support the implementation of the city's 10-Year Water Supply Facilities Work Plan.

- a. Estate Residential (up to 4 units per gross acre)
This land use category is intended for single family detached residences in urbanized areas and some rural communities that have adequate infrastructure and public facilities to support the density of up to four (4) units per acre. Parks, churches and public schools are also permitted, as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.
- b. Low Density Residential (up to 8 units per gross acre)
This land use category is generally located in densely urbanized areas. The maximum density allowed is eight (8) units per acre and requires that infrastructure and public facilities are in place to support the density. This land use category also allows the transition of older residential areas to a combination of single family detached and attached residences and restricted professional business services. Parks, churches and public schools are also permitted, as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.
- c. Medium Density Residential (up to 12 units per gross acre)
This land use category is generally located in densely urbanized areas. The maximum density allowed is twelve (12) units per acre and requires that infrastructure and public facilities are in place to support the density. Residential attached housing is the predominate use, however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

- d. High Density Residential (up to 25 units per gross acre)
This land use category is located in the most urbanized areas of the City that have adequate facilities in place to support the density. The maximum density allowed is eighteen to twenty-five (18-25) units per acre. Residential attached housing is the predominate use however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

- e. Neighborhood Mixed Use
Neighborhood Mixed Use land use category allows for a mix of residential uses with neighborhood scale commercial and office development to support the primary residential land use. Land subject to a mixed use designation shall be required to obtain Planned Development zoning must contain at least 10 acres. The maximum residential density is 4 units/gross acre. Development in this category shall be limited to the following three land use categories:

- A. Commercial office, retail sales and service, restaurants
- B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.
- C. Government, civic, institutional or recreational.

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 15%	Maximum 30%
Category B Uses	Minimum 70%	Maximum 85%
Category C Uses	Minimum 5%	Maximum 10%

Minimum 25% Parks and Open Space which includes all undeveloped uplands. 25% of required open space can be wetlands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities and the land above the design water elevation on wet retention ponds.

- f. SP Mixed Use
The Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian-friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for schools, parks, and other community services. The Mixed-Use designation is intended for newly developing areas which are suitable for urban development and are under unified control for master planning. The purpose of the Mixed-Use designation is

to encourage flexible and creative site design. The Mixed-Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows light industrial, hotel, institutional, and recreational land uses. All development designated Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Mixed-Use designation may only apply to contiguous property that is a minimum of 300 gross acres.

g.

Transitional

Transitional land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood and adjacent to a major roadway. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining their general residential character. Such development shall meet the following criteria:

1. Limiting commercial uses to business and professional office, low intensity commercial and home occupations uses as defined in the Land Development Regulations.
2. Limiting external lighting and signs to that which would normally be permitted in adjacent residential districts.
3. Limiting the scale of commercial uses to that which would support adjacent residential neighborhoods.

Development in this category shall be limited to the following land uses:

- A. Professional office, small scale retail sales and service, deli/restaurant.
- B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential.

h.

Downtown Mixed-Use

The Downtown Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the historic downtown of Leesburg. Permitted residential development in this category shall be in the range of eighteen to twenty-five units per acre. Downtown Mixed Use land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services, as well as a diversity of housing types and churches. The downtown mixed use land use category is only permitted within the Leesburg Central Business District.

i.

General Commercial

The general commercial land use category is established to encourage economic activity and local employment opportunities. General commercial land uses consist

of a variety of retail, convenience, entertainment, business, places of worship, and other professional services. Residential and support uses are permitted in the General Commercial Category if the site has Planned Unit Development (PUD) zoning.

- j. Industrial
The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers.

- k. Industry and Technology Commerce Park (ITCP)

This mixed-use land use category is intended to encourage industrial and commercial development on larger tracts and assembled parcels in areas of the city that have adequate facilities in place to support the density and intensity. Planned Unit Development (PUD) zoning is required, and the uses must be compatible with adjacent properties. The types of land uses typically permitted within this category include heavy and light industrial uses, support commercial, governmental use and limited work force housing. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) are also allowed. The maximum gross residential density for this category is twelve (12) dwelling units per acre.

- l. Recreation
This land use category includes park and recreation facilities owned by the City. Private parks and golf courses and open space, as well as, recreation facilities located at area schools that are under lease to the City may also be included the Recreation land use category. The recreation use category includes lands committed to both active and passive recreational uses.

- m. Institutional
This category includes public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, airports, hospitals, libraries, police and fire stations, and government administration buildings. Additionally, the institutional uses include not-for-profit and semi-public uses; such as, churches, institutions, group homes, cemeteries, nursing homes, hospitals, emergency shelters and other similar uses. Education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities.

- n. Conservation

The conservation designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of City's natural resources. For lands designated as Conservation, residential or non-residential development shall not be allowed. Passive Recreational uses shall be allowed such as trails, boardwalks, etc. Also included are areas within a public water well radius of 500 feet, within the 100-year floodplain, and other areas subject to environmental or topographic constraints. Areas designated as conservation will be reviewed carefully during the review process to determine whether development may be permitted if the areas are determined not to be sensitive.

Policy 1.1.1: ***Future Land Use Map.*** The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the data and analysis of this element.

Land Use Categories	Maximum Density/Intensity
Estate Density Residential	Up to 4 units/gross acre
Low Density Residential	Up to 8 units/gross acre
Medium Density Residential	Up to 12 units/gross acre
High Density Residential	18 to 25 units/gross acre
Neighborhood Mixed Use	Up to 4 units/gross acre 0.2 FAR/60% ISR
SP Mixed Use	Up to 4 units/gross acre 2.0 FAR/80% ISR
Transitional	0.2 FAR/75% ISR
Downtown Mixed-Use	18 to 25 units/gross acre 4.0 FAR/100% ISR
General Commercial	2.0 FAR/80% ISR
Industrial	2.0 FAR/80% ISR
Industry and Technology Commerce Park	2.0 FAR/80% ISR
Recreation	0.25 FAR 25% ISR
Institutional	2.0 FAR/75% ISR
Conservation	Development must comply with applicable regulations

- Policy 1.1.2:** ***Density/Intensity.*** The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table.
- Policy 1.1.3:** ***Zoning Districts.*** The City shall maintain a zoning matrix which shall establish zoning districts that correspond to specific land use categories. The matrix shall further define allowable densities and intensities in each zoning district.
- Policy 1.1.4:** ***Recreation and Open Space.*** Public or private lands may be designated as recreation and open space. If the facility is resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection, proper development and future public use and benefit. Urban infill plazas/areas and special use facilities (such as community centers) do not have to adhere to the 25% maximum impervious surface requirement; these facilities will follow the regulations for downtown mixed-use or commercial development. If development occurs in this land use category, it should be for a public benefit.
- Policy 1.1.5:** ***Conservation Overlay.*** Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas, hydric soils/wetlands (as defined in the Conservation Element), special vegetative communities, areas within a public water well radii of 500 feet, 100 year floodplain areas, and other areas subject to environmental or topographic constraints. Conservation Overlay areas are subject to the following conditions for approval:
- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
 - The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at the expense of the Developer.
 - The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.

- Development approval will be subject to an Environmental Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required Environmental Study will be protected. The Environmental Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case by case basis through the appropriate reviewing agencies.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Areas that are designated as conservation easements and over 10 acres in size will be required to amend the land use designation to Conservation during the City's next regularly scheduled amendment cycle.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

Objective 1.2: ***Protect Neighborhoods and Diversify Housing.*** The City will preserve and protect stable residential neighborhoods, provide opportunities for diverse residential areas and encourage various housing types to meet the life-styles and needs of all residents.

Policy 1.2.1: ***Housing Diversity.*** The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Policy 1.2.2: ***Neighborhood Capital Improvements.*** The City of Leesburg shall prioritize needed improvements to maintain the quality of its neighborhoods and secure funding for said improvements through local funding, inter-local agreements with Lake County and grants from various state and federal agencies.

Policy 1.2.3: ***Neighborhood Lakes.*** The City shall encourage subdivisions to be designed to maintain lake edges for ring roads or linear parks and the enjoyment of the neighborhood, rather than allowing residential lots to completely encompass the lakes.

Policy 1.2.4: ***New Residential Development.*** Encourage high standards of architectural design and landscaping for new residential construction

through the land development regulations and development review process.

Policy 1.2.5: ***Innovative Housing and Development.*** Periodically review and amend the land development regulations to permit innovative housing types and subdivision designs that are compatible with the character of Leesburg.

Policy 1.2.6: ***Energy Efficient Housing.*** Administering the State's Energy Efficiency Codes with respect to new construction.

Policy 1.2.7: ***Neighborhood Roadways.*** Protect single-family residential neighborhoods from the potential undesirable impacts of through-traffic movements by assuring that alternate traffic improvements are considered to prevent overloading the existing roads, as well as providing adequate buffering and landscaping.

Policy 1.2.8: ***Impacts of Infill.*** Protect single-family residential neighborhoods from the potential undesirable impacts of in-fill developments by assuring that in-fill developments shall be of a design, type, height, bulk and density not to overpower the existing architecture of the neighborhood.

Policy 1.2.9: ***Residential Density.*** Balance residential densities with the capacity of existing or scheduled improvements to public services and facilities through appropriate zoning and concurrency regulations, as well as the development review process.

Policy 1.2.10: Require that proposed residential densities be compatible with existing development in the area and that it be regulated so as to avoid detrimental effects on the existing development and the environment.

Policy 1.2.11: ***Code Enforcement.*** The City shall periodically evaluate the program for the systematic inspection and enforcement of the City's codes and ordinances relative to housing and litter to prevent blighted area from developing.

Objective 1.3: ***Redevelopment.*** The City will encourage redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base throughout Leesburg.

Policy 1.3.1: ***Inventory.*** City shall continue to initiate programs and prepare goals to address areas within the city that are identified as blighted i.e. developed areas containing substandard or lacking infrastructure including paved roads, central sewer, and central water.

Policy 1.3.2: ***Blighted Areas.*** If additional blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through a redevelopment plan and the City shall pursue available federal, state, county and local funds for redevelopment.

Policy 1.3.3: ***Redevelopment and Infill Limitations.*** If necessary, the City may reduce land development regulation limitations on infill and redevelopment activities consistent with the land uses and densities indicated in this plan in situations that will not jeopardize public health, safety or welfare.

Objective 1.4: ***Sustainable Development.*** The City of Leesburg shall propose a Smart Growth development pattern that makes efficient use of the developable land, fully utilizes urban services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the anticipated future population growth of the City, protects the architectural and environmental character of the City through compatible, high quality, and environmentally sensitive development practices, and recognizes the City's role as a regional hub of commerce and employment.

Policy 1.4.1: ***Mixed-Use Development.*** Mixed-use developments and mixed-use buildings shall be encouraged within the City of Leesburg with appropriate buffers between uses to ensure compatibility.

Policy 1.4.2: ***Infill Development.*** Compatible, higher density commercial and residential infill development shall be encouraged within the City of Leesburg's urban areas.

Policy 1.4.3: ***New Development.*** New development should promote a sustainable land development pattern.

Policy 1.4.4: ***Traditional Neighborhood Development.*** Traditional neighborhood development patterns shall be encouraged in areas that can appropriately handle the density.

Policy 1.4.5: ***Economic Development.*** Discretionary block grant and local funding for affordable housing and economic development should be used to support a Smart Growth development pattern.

Policy 1.4.6: ***Industrial Development.*** Industrially zoned land should be reserved for industrial uses.

Policy 1.4.7: ***Environmental Sensitivity.*** Environmentally sensitive areas should be identified and preserved while allowing alternatives to development that protect private property rights.

Policy 1.4.8: ***Existing Development.*** Existing neighborhoods near urban areas should be strengthened through infill development, housing rehabilitation, proactive enforcement of zoning and building standards, and housing code enforcement.

Policy 1.4.9: ***Clustering.*** Developments may be allowed to transfer densities on the site from environmentally sensitive areas to upland areas that are more suitable for development permitted the project goes through the planned unit development process and does not exceed a transfer density of 1 unit per 1 acre.

Objective 1.5: ***Natural Resource Protection.*** The City shall maintain land development regulations that protect natural resources (such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities) from the impact of development. Additionally, the City will limit development in areas that have inadequate soils, topography or other constraints to protect public health and welfare.

Policy 1.5.1: ***Carrying Capacity.*** Development Orders will be approved only in those areas which are primarily capable of supporting the impacts of development.

Policy 1.5.2: ***Septic Tanks.*** Septic tanks will only be allowed if the Environmental Services Department determines that extension of central sewer service is not feasible. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 1.5.3: ***Sewer.*** All previously developed properties are required to connect to central sewer when it becomes available within 200 feet of the property and their system has been determined to be detrimental to the health, safety, and welfare of the general public. All new development and redevelopment is required to connect to or extend the central sewer system to provide service to said development.

Policy 1.5.4: ***Septic/Soils.*** The City has completed a study that identifies all existing development that is utilizing septic systems on unsuitable soils. The City shall pursue funding to prioritize the retrofit of these developments and connect them to the central system.

Policy 1.5.5: The City of Leesburg Land Development Code shall continue to contain measures to protect potable water wellfields and environmentally sensitive lands.

- Policy 1.5.6:** ***Wellheads.*** Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500 feet of all public potable water well radii.
- Policy 1.5.7:** ***Floodplains.*** The City shall maintain a floodplain management ordinance which includes the development standards required for participation in the National Flood Insurance Program. Furthermore, the ordinance shall require that new construction or substantial improvement of any structure have the lowest floor elevated to eighteen (18) inches above the established 100-year flood elevation.
- Policy 1.5.8:** ***Stormwater.*** The City shall maintain stormwater management requirements in the Code of Ordinances which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.
- Policy 1.5.9:** ***Stormwater Master Plan.*** No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan.
- Policy 1.5.10:** ***Environmental Study.*** The City shall utilize the Conservation Overlay map, as well as, the natural vegetative map, FEMA, USGS Soil Conservation Service and the Hydric Soils of Florida Handbook to identify properties which have potential development constraints based upon hydric soils, wetland and vegetation, wildlife species, flood hazard potential or other topographic constraints, and, if necessary, require an Environmental Study.
- Policy 1.5.11:** ***Conservation Easements.*** Areas determined to need protection through the Environmental Study process will be placed into a permanent conservation easement or appropriately mitigated prior to final development order approval.
- Policy 1.5.12:** ***Lake Buffers/Fill.*** The minimum upland lake buffer shall be fifty (50) feet. No fill shall be placed in lakes, except as permitted by applicable state, regional and federal agencies. The City will observe safe development lines for the surrounding lakes.
- Policy 1.5.13:** ***Wetlands.*** Wetlands shall be delineated on the site plan according to FDEP, SJRWMD, and USACOE definitions, whichever standard is more restrictive. Wetlands shall mean those areas established as jurisdictional by the above agencies.

Policy 1.5.14: ***Wetland Buffers.*** The minimum vegetative cover buffer required upland from a wetland is twenty-five (25) feet.

Objective 1.6: ***Land Use Compatibility.*** Future development must be consistent with the adopted Future Land Use Map and support the city's 10-Year Water Supply Facilities Work Plan. Existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible.

Policy 1.6.1: ***Inconsistencies.*** Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City.

Policy 1.6.2: ***Redevelopment/Demolition.*** The City shall continue to prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged (even if by natural causes) beyond fifty (50) percent of its replacement value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.

Policy 1.6.3: ***Conversions.*** In areas where residences can be converted to commercial uses, the following standards will apply to ensure the protection of established neighborhoods and feasibility of the proposed changes:

- The roadways, utilities and access to the property must be adequate to support the proposed change.
- Adequate parking must be provided for the proposed use of the property, including the standards of the American Disabilities Act.
- Appropriate buffering will be required adjacent to existing residences.
- The size and lighting of the signage for the proposed use must be consistent with the character of the neighborhood.
- Ensure that the proposed site plan adequately addresses drainage and stormwater management, open space, safe and convenient on-site traffic flow, safe and adequate ingress and egress, and adequate vehicle parking.

Policy 1.6.4: The City's Land Development Code shall contain land development regulations that help provide methods to address land use compatibility, e.g., buffering and setbacks.

Policy 1.6.5: ***Compatibility.*** Compatibility with surrounding established neighborhoods shall be considered during the Comprehensive Plan

amendment process. This compatibility will include consideration of surrounding housing types, neighborhood stability, transitional uses and scheduled infrastructure improvements, including those planned improvements stated in the city's 10-Year Water Supply Facilities Work Plan.

- Policy 1.6.7:** ***Buffers.*** Low-density residential areas shall be buffered from intensive commercial and industrial land uses. This will be accomplished by locating less intensive transitional uses in between, or by buffering with berms, trees, walls or other methods to be included in the Land Development Code as deemed appropriate by the City.
- Policy 1.6.8:** The City shall maintain a landscape ordinance that requires adequate buffering between incompatible uses.
- Policy 1.6.9:** The City shall maintain site design requirements and subdivision regulations in the Land Development Code which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.
- Policy 1.6.10:** The City's land development regulations shall limit signage and the glare from lighting which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.
- Policy 1.6.11:** ***Industrial.*** As implemented through the adoption of the City's land development regulations, lands designated "Industrial" on the Future Land Use Map shall also serve as an area to locate authorized land uses and activities which could have adverse secondary effects (e.g. increased crime; neighborhood deterioration and blight; property devaluation; economic deterioration; health risks; and other adverse effects) on residential areas, religious institutions, schools, parks, day care centers, and other public institutions located within the City.
- Policy 1.6.12:** The City of Leesburg will enforce development standards on the "Hawthorne" property, for which a comprehensive plan amendment to City General Commercial (48.5 ± acres) and Conservation (19.5 ± acres) was adopted by Ordinance 10-92, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed under the zoning classification of Planned Unit Development (PUD) to address site design, setbacks, buffering and access issues.
- Commercial development shall be limited to a maximum of 240,330 square feet.
- Residential assisted facilities shall be limited to a maximum of 159,900 square feet.
- Development is required to be served by central potable water and central sanitary sewer facilities.
- The commercial and residential assisted facilities square footage may deviate up to 20%; however, in no case shall the maximum combined total be exceeded.

Policy 1.6.13

The City of Leesburg will enforce development standards on the “PEAR Park” property, for which a comprehensive plan amendment to City Institutional (38 ± acres) and Conservation (12 ± acres) was adopted by Ordinance 10-93, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed as a park and no other institutional land uses shall be allowed.
- Development is required to be served by central potable water and central sanitary sewer facilities.

Objective 1.7: *Transportation/Land Use Compatibility.* The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City’s transportation network.

Policy 1.7.1: Curb-cuts and points of access to the traffic circulation system shall be minimized.

Policy 1.7.2: Shared driveways and cross access between adjacent properties shall be encouraged.

Policy 1.7.3: Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Policy 1.7.4: Land uses that generate high traffic and truck counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

Policy 1.7.5: The City shall require an adequate quantity of on-site parking to accommodate land uses.

Policy 1.7.6: The City shall require new developments to provide safe and convenient on-site traffic flow.

Objective 1.8: ***Adjacent Jurisdictions.*** The City shall promote compatibility of adjacent land uses with Lake County and the neighboring cities.

Policy 1.8.1: When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.

Policy 1.8.2: ***JPA.*** By 2018 the City shall have an Interlocal Service Boundary Agreement, which includes a Joint Planning Agreement, with the County and adjacent cities.

Policy 1.8.3: ***Annexation.*** The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.

Policy 1.8.4: In order to reduce land use conflicts and to ensure continuity of public service provision, the City shall investigate and, where feasible, annex all enclaves as soon as possible.

Policy 1.8.5: New development proposed within the County in areas that are contiguous to the City shall be annexed into the City and developed to City standards as a condition for the extension of public utilities.

Policy 1.8.6: As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern and promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

Objective 1.9: ***Capital Improvements.*** Promoting development to occur where commitments have been made for requisite facilities and services shall discourage urban sprawl.

Policy 1.9.1: Capital Improvements shall be prioritized in the Capital Improvements Element to be constructed on the basis of growth-related needs, those needs identified in the city's 10-Year Water Supply Facilities Work Plan, and those needs which support adopted level of service standards.

Policy 1.9.2: To ensure that facilities and services meet or exceed the City's level of service standards and support required water supply projects identified in the city's 10-Year Water Supply Facilities Work Plan, the capital improvements schedule will be updated annually.

Policy 1.9.3: The City of Leesburg shall address the issue of the provision of central sewer and water, as well as transportation, with Lake County. Interlocal agreements shall spell-out the responsibilities of each jurisdiction including funding and timing of expansion/improvements.

Policy 1.9.4: Capital Improvements that are identified in the city's 10-Year Water Supply Facilities Work Plan as being required in the first 5-years of the applicable 10-year planning period shall be prioritized in the Capital Improvements Element.

Objective 1.10: ***Concurrency.*** The City shall ensure that future development is provided essential services and facilities at acceptable standards through the establishment of a growth management program that incorporates the following policies into the site plan review process and the City's concurrency management system to best serve the needs of current and future City of Leesburg residents.

Policy 1.10.1: ***Development Orders.*** Development Orders will be granted only if requisite facilities and services are available or will be available concurrent with the projects impacts at/or above the City's adopted level of service standard.

Policy 1.10.2: Development Orders and permits will be specifically conditioned on the availability of such facilities and services.

Policy 1.10.3: The City will continue to seek fiscal resources to extend City service areas, expand water and wastewater collection zones, improve City roadways, and make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.

Objective 1.11: ***Historic Preservation.*** The City shall identify, designate and protect historically significant housing and significant archeological sites and ensure the preservation of local historical, cultural and archaeological features through their identification, designation, and protection.

Policy 1.11.1: Assist the City of Leesburg's Historical Society in identifying and providing landmark designation for historically significant housing in the City.

- Policy 1.11.2:** The City shall require all development proposals to include a preliminary survey of archaeological, cultural and historical features for those sites that are known to contain such features, or for which there is a high probability that they contain these features.
- Policy 1.11.3:** The preliminary survey will be used prior to the commencement of development, including land clearing activities, to develop and implement a plan to protect these historical, cultural and/or archaeological features, in coordination with the Department of State, Division of Historical Resources.
- Policy 1.11.4:** The City will protect and preserve its historic sites and properties, buildings, artifacts, and objects of antiquity which have scientific or historic value, or are of interest to the public.
- Policy 1.11.5:** Development shall be prohibited which alters or damages any site or building determined to be historically significant that is contained in the Florida Master Site File maintained by the State of Florida.
- Policy 1.11.6:** By 2015, the City shall maintain an electronic database that identifies the location of potential archeological and historic sites and review all future development and redevelopment to prevent any negative impact to these sites.
- Policy 1.11.7:** The City shall maintain more restrictive standards for historic preservation in the Land Development Code to ensure the protection of historically significant cultural sites and historic structures from development or redevelopment.

Objective 1.12: ***Public Utilities.*** The City will maintain regulations and procedures in the Land Development Code which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:

- Policy 1.12.1:** Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.
- Policy 1.12.2:** No development orders shall be issued unless it can be demonstrated that the land required for utility systems serving the City will be preserved.

Policy 1.12.3: No future land use map amendments or changes shall be approved unless adequate water supplies and associated public facilities are available or will be available to meet projected growth demands.

Objective 1.13: ***Public Schools.*** The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

Policy 1.13.1: Public school facilities will be permitted within the following future land use categories: Low Density Residential, Medium Density Residential, High Density Residential, Estate Density Residential, Institutional, Industry and Technology Commerce Park, SP Mixed Use, Neighborhood Mixed Use.

Policy 1.13.2: New school sites must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.

Policy 1.13.3: New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy 1.13.4: The size of new school facilities and land areas should satisfy the minimum standards established by the Lake County School Board, whenever possible.

Policy 1.13.5: Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools which are suitable for other locations due to their special characteristics.

Policy 1.13.6: New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an adverse impact on historic or archaeological resources.

Policy 1.13.7: Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.

Policy 1.13.8: New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

- Policy 1.13.9:** To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to collocate public facilities, such as parks, libraries, and community centers, with schools.
- Policy 1.13.10:** Portions of new schools should be constructed to serve adequately as emergency shelters in case of natural disasters.
- Policy 1.13.11:** Schools will be developed consistent with the City's Comprehensive Plan and land development regulations and any mutual agreement between the City and the Lake County School Board.

Objective 1.14 ***SP Mixed Use.*** The City shall apply the Mixed-Use Future Land Use designation where appropriate. The SP Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian-friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for schools, parks, and other community services. The SP Mixed-Use designation is intended for a newly developing area which is suitable for urban development and under unified control for master planning. The purpose of the SP Mixed-Use designation is to encourage flexible and creative site design.

- Policy 1.14.1** The SP Mixed-Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows light industrial, hotel, institutional, and recreational land uses. All development designated SP Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The SP Mixed-Use designation may only apply to contiguous property that is a minimum of 300 gross acres.

The maximum floor area ratios and residential units for the SP Mixed-Use designation shall be as provided in *Policy 1.1.1 Future Land Use Map*. The SP Mixed-Use designation shall permit the following mix and range of uses, calculated as a percentage of gross acreage:

LAND USE MAXIMUM	MINIMUM	
Residential	50%	80%
Commercial	5%	45%
Office	5%	45%
Light Industrial	0%	40%
Hotel	0%	40%
Institutional	N/A	

Residential over retail or office shall be permitted in mixed-use areas but the residential component shall be excluded from the percentage calculation of gross acreage listed above.

- Policy 1.14.2** Residential uses shall be located so as to facilitate bicycle/pedestrian access to retail, office, and other non-residential uses, and to future transit links with the specific intent of reducing automobile dependence and promoting sustainable lifestyle habits. Residential uses may be vertically integrated with office and retail uses. SP Mixed-Use developments shall include a diversity of housing types to provide options for residents from a wide range of economic levels and age groups. Attached housing units in the form of apartments, condominiums, and/or townhomes, shall be required.
- Policy 1.14.3** A bicycle/pedestrian network shall connect the residential neighborhoods with non-residential uses and recreational areas. A network of interconnected on-site roadways shall be established to reduce travel time and external trips.
- Policy 1.14.4** The PUD ordinance shall include design guidelines that emphasize the pedestrian experience and promote a sense of place. Design guidelines shall include: building mass and form; pedestrian, bicycle, and vehicular circulation; vehicular access; sidewalks; setbacks; open space; parking; service areas; architectural standards; materials; lighting; signage; and streetscapes.
- Policy 1.14.5** Office uses shall be positioned to attract high-tech/high-value employment. Design of office uses may include corporate campus style development.
- Policy 1.14.6** Institutional land uses shall be comprised of schools, civic, cultural, governmental and recreational uses. Parks and other recreational facilities shall be located and designed to encourage frequent use and enhance the community's quality of life. The design of SP Mixed-Use developments shall be consistent with the City's Level of Service standards for parks and recreation, set forth in Policy 1.1.1 of the Recreation and Open Space Element of the Comprehensive Plan. The location and timing of schools shall be addressed within the PUD ordinance and shall be consistent with the Goals, Objectives and Policies of the Public School Facilities Ordinance. Where possible, schools shall be co-located with parks and other public facilities.

- Policy 1.14.7** The City of Leesburg shall adopt site-specific sub-policies for any property designated SP Mixed-Use on the Future Land Use Map. The site-specific sub-policies shall address the following items at a minimum:
- Development program, including the maximum number of residential units and non-residential square footage allowed on the property
 - Development phasing plan
 - Public facilities analysis and mitigation, including strategies to address the supply of the following, at a minimum:
 - Transportation facilities
 - Stormwater facilities
 - Water and wastewater facilities
 - Water supply
 - Public school facilities

All development designated SP Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The PUD ordinance shall establish the permitted development program and may include a land use conversion matrix that will allow the developer to modify the approved acreages and/or square feet permitted for each land use, within certain defined thresholds. These conversions may be made to accommodate changes in market conditions etc. provided they do not exceed 10% of the approved residential units, non-residential floor area ratio, and acreage of the corresponding land use and as long as there is no net increase in impacts as a result of the land use conversion. (including transportation, potable water, water supply, sewer, stormwater and public school supply). These conversions must also remain within the range of minimum and maximum mixture of uses permitted for the mixed use category (consistent with Future Land Use Element Policy 1.14.1).

Secret Promise DRI

Objective 1.14.1 The Secret Promise DRI (referred to under Objective 1.14.1 and the supporting policies as “the DRI” or “the project”) is designated as both Mixed Use and Conservation as depicted on the City’s Future Land Use Map and is consistent with the supporting policies identified in this Objective.

- Policy 1.14.1.1** The Secret Promise Development of Regional Impact (DRI) Application for Development Approval (ADA) and sufficiency responses serve as supporting data and analysis for the project. The ADA provides a comprehensive analysis of the suitability of the area for the project proposed and its impacts. This DRI

analysis can be used by the City of Leesburg to guide the timing, location, type and amount of future development. Thus, the ADA, sufficiency responses and the DRI Development Order provide supporting data and analysis for the Future Land Use Map (FLUM) and text amendments. Additionally, the Secret Promise DRI Development Order by implementing these provisions ensures consistency of the Mixed Use and Conservation land use designations on the FLUM with Objective 1.14.1 and supporting policies and future conditions maps of the City of Leesburg Comprehensive Plan.

Policy 1.14.1.2 The Secret Promise DRI is a mixed use development that shall include a functional integration of residential, commercial and office and may include hotel, institutional, light industrial, recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). The planning timeframe for the project is anticipated to be 2009 through build-out in 2025 but may be extended within the DRI development order. The project is scheduled to move forward in three phases. The maximum non-residential land use intensity shall not exceed 1.0 Floor Area Ratio (FAR). The maximum residential density shall not exceed 4 dwelling units per gross acre. Consistent with these intensity/density standards, the Secret Promise DRI is limited to the following development entitlements:

Residential (single family and multi-family)	4,000 dwelling units and 2,800 age-restricted units
Affordable Housing Units	Maximum of 340 density bonus dwelling units (not to exceed 5% of 6,800 total dwelling units)*
Commercial	1,600,000 SF
Office	1,500,000 SF
Industrial	500,000 SF
Hotel	400 rooms
Assisted Living	200 units

*If density bonus units are built off-site, they would receive a 5% increase in density, above the established maximum number of units per acre in the applicable Future Land Use category. The units shall be allowed in any Future Land Use category that allows residential uses.

These entitlements do not include public/institutional or civic uses needed to serve the community. These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create a net increase in public facility impacts (including transportation, potable water, water supply, sewer, stormwater and public school supply) and must remain within the range of the minimum and maximum mixture of uses permitted for the mixed use category (consistent with Future Land Use Element Policy 1.14.1). Additionally, conversions must not exceed 10% of the approved residential units, non-residential entitlements and acreage of the corresponding land use in order to maintain the character of the development.

The minimum and maximum mixture of uses and distribution of uses (not including support infrastructure, open space and natural areas) as a percent of the project's acreage are as follows (consistent with Future Land Use Element Policy 1.14.1):

	Minimum	Maximum
Residential	50%	80%
Commercial	5%	45%
Office	5%	45%
All other uses	0%	40%

This policy does not guarantee the approval of development orders which are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other policies under Objective 1.14.1 and future conditions maps.

Policy 1.14.1.3 The Secret Promise DRI will meet all required local, state and federal regulations as specified in the DRI development order and zoning requirements.

Policy 1.14.1.4 The Secret Promise DRI as analyzed in the ADA is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through design requirements including standards for buffering and landscaping. The project will also be developed as an intense urban center providing the benefits of a mixed use project that will include pedestrian activity and other modes of transportation such as sidewalks, bike lanes and golf cart paths.

- Policy 1.14.1.5** Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, including the use of density bonus units for affordable housing, shall not require a plan amendment, provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Leesburg shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.
- Policy 1.14.1.6** The wetlands, wildlife conservation areas and upland preservation areas identified on the Secret Promise DRI Map H dated September 2009 are designated Conservation on the City's Future Land Use Map. No development is permitted in areas designated Conservation except those land use activities permitted in the Secret Promise DRI Development Order and Wildlife Management Plan such as passive recreation, trails, and boardwalks.